

**Woodmont Country Club
March 12, 2009
Minutes of Board Meeting**

Michael Fuller called the meeting to order at 7 p.m. The meeting was held at the Staiger's home.

Roll Call: Michael Fuller

Board Members Present: Michael Fuller
Brian Jacobson
Carlotta Smith
Edie Staiger
Kellie Devitte
Evelyn Meyers

Board Members Absent: Adrienne Worah
Steve Swank
Nancy Kennedy

Guests: Josh and Kevin Clemans

Approval of Minutes: The February Board Meeting Minutes were approved by the Board and will be forwarded to Adrienne for posting to the website.

Guest Presentation: Josh Clemans presented a proposal to the Board for an Eagle Scout project that would benefit the Club. He, along with recruited help from his Scout troop, offered to plant trees on the bank by the lookout. In further discussion, the Board suggested that he consider planting bushes along the Bootlegger Trail, in light of the fact that we plan to have an arborist look at the hillside before any changes are made to that area. Josh agreed to work up a presentation and a budget for his project. He will email his proposal to Brian Jacobson and Michael Fuller.

President's Report – Michael Fuller

Dascenzo Issue:

Michael and Brian met with attorney Sue Sampson to further investigate issuing a "Revocable License to Encroach" to Lew and Donna Dascenzo. Michael read the verbiage Sue had drawn up. The license may be revoked at any time and stops adverse possession. Brian Jacobson moved that the Board approve the licensing action. The motion was seconded by Kelli Devitte. All Board members voted in favor of the motion. The Board expressed its disappointment that it could not reach an amicable agreement with the Dascenzo's. The Dascenzo's have been unwilling to comply with the Board's request to adjust their deck so that it does not encroach on club property. Furthermore, they have not been willing to enter into a licensing agreement which the Board offered. In addition, the Board expressed its disappointment that it could not recover the expenses incurred to reach resolution. These costs currently amount to \$2,154, including \$847 that was the Club's share of the survey done on the Club property surrounding their property. The Board recommends that these costs be recovered at some future point when the license is renegotiated. Both the license and the letter written by Michael Fuller (below) will be sent prior to the membership meeting on March 26. The Board concluded the discussion of this matter by stating that it had carried out the will of the membership.

"The purpose of this letter is to alert you to recent action the Woodmont Country Club Board of Directors took concerning the encroachment of your deck onto club property. The approximate size of the encroachment is 50 square feet. At its March 12, 2009 meeting, the Board voted

unanimously to grant you a License to Encroach (please see attached). This action is taken in order to protect the interests of the members of the Woodmont Country Club. It is understood that this license is not granted at your request but is a result of your failure to adjust the deck so that it no longer encroaches on club property. Furthermore, this action is being taken as a result of your unwillingness to enter into a licensing agreement with the club. As noted, this agreement prevents the taking of the area of encroachment by adverse possession.

In closing, it is unfortunate that an amicable agreement could not be reached regarding this matter."

Sincerely,

*Michael Fuller
WCC President*

Vacant Lot Listing – Update: Michael reported that anyone purchasing the lots the Floyds have put up for sale would have to develop access via 12th Avenue South.

Compliments: Michael thanked Edie for hosting our meeting. The Board would like to thank Janet Sorby for working on the Kids' Parade. Our gratitude is extended to those who keep our canyon clear of bags of garbage. And thanks to Rick Nienabor for his work in cleaning the Plaza.

Treasurer's Report – Edie Staiger

Edie presented the report. She advised that she will have a proposed 2010 budget prepared for the March 26 Membership Meeting. We will need to increase the budget amount for taxes.

Old Business:

Leaning Trees in Canyon – Update (Michael Fuller): Michael contacted John Blackburn, Park Lead for the City of Des Moines, concerning the leaning trees in the canyon. Michael expressed his concern that 39 trees were marked for removal. John reported that the city had contacted Archon Tree Service to identify and mark the trees of concern. In addition, John stated that it was not the intention of the city to cut down all the trees marked. Archon is going to contact an arborist in order to obtain a full report on the health and safety of the trees. Once this is done, the city will review the report and come up with an approved action plan.

New Business

- **March Membership Meeting Agenda:** Suggestions were made for the agenda, including welcoming new residents, proposed budget for next year (Edie), the Dascenzo issue (Michael), announce a nominating chair for vacant Board positions, maintenance report and trees (Brian), social, neighborhood crime (Kelli), membership (Carlotta - contact her if new neighbors move in), roll call (Edie).
- **Gravel for North Beach Trail:** Matt Small, a North Beach resident, emailed Michael stating that gravel is needed for the North Beach Trail. He stated that in the past the club has split the cost of the gravel. The Board agreed to split the cost with the north beach residents.
- **Request From Neighbors to the South:** Kenneth Higgins requested that we forward any information on neighborhood crime to them. We will do this.

Committee Reports & Action Item Review

- **Maintenance** (Brian Jacobson) – Nothing to report.
- **Social** (Nancy Kennedy) – Nothing to report as Nancy is out of town.
- **Trees** (Brian Jacobson) – Brian is still trying to reach someone at WSU Extension to assess the slope. Carlotta reported that her husband, Dirk, is removing ivy from the trees on the Dog Trail. He has noticed that trees across the road from the trail are completely covered with ivy and fears that they will come down. He would like to speak with the owner of the property (McMillan's). Brian observed that there are power lines through the bushes on the slope above North Beach, not more than 8' off the ground.
- **Membership** (Carlotta Smith) – Nothing to report.
- **Communication** (Adrienne & Kelli) – Nothing to report.

2008-09 Meeting Dates

Board Meetings – 7:00

June 13

July – No meeting

August 14

September 11

October 9

November 11

December – No meeting

January 8

February 10

March 12

April 22

May 12

June 11

Membership Meetings – March 26 – 7:00 p.m.

May 27 – 7:00 p.m.

Our next meeting is Wednesday, April 22, 7:00 p.m., at the Fuller's home.

Respectfully submitted,

Evelyn Meyers, Secretary