

**Woodmont County Club  
Board Meeting Minutes  
May 8, 2008**

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|-------------------------|--|---|
| <b>Members Present:</b> | Brian Jacobson<br>Kelli Devitte<br>Nancy Kennedy<br>Carlotta Smith | Edie Staiger<br>Eileen Clemans<br>Adrienne Worah<br>David Babbitt |
| <b>Members Absent:</b>  | Steve Swank  | Evan Sorby  |
| <b>Guests:</b>          | Sven Kalve   | Michael Fuller  |

**Approval of Agenda:** The agenda was modified to move the easement item to the top of the agenda and to add newsletter draft item. The agenda was accepted as amended.

**Approval of Minutes:** The minutes of the April 2008 board meeting were approved.

**Dascenzo Easement:**

Brian met with Sven regarding his concerns about the Dascenzo easement. There was been no action taken on the issue since the community meeting. The only contact was that the board motion and rationale was sent to the Dascenzos in response to Donna's request.

Sven was then given an opportunity to speak to the board. He said that he had been in our community for 30 years. He had been a member of the board. He helped appeal the property taxes for the common property that was deeded to the community. The basis of the appeal was that the land had no value because it couldn't be sold per the agreement. The value is attached to the homes in the community. It was a long process. They appeared before the King County Board of Equalization and lost. They then appealed to the state and prevailed primarily because of the precedent that had been set with the Twin Lakes Country Club. They weren't paying taxes on their golf property. It was in the value of the adjacent homes. We do pay taxes on the tennis court area and another lot owned by the community. Twin Lakes expanded their membership beyond their borders and lost their tax exemption. Sven wouldn't want to be a party to taking this risk. The other portion of the risk is that violating the agreement of the original deed could cause the property to revert to the heirs of the original grantors. This risk appears very small. The only contact with them over the years was during the court judgment on the Olson property to grant ingress and egress. There was no interest form the company at that time.

Sven does think that there is a real risk regarding the property tax issue. We need to tell the Dascenzos to get off the property.

Sven said that there is a possibility of rescinding the previous motion. This could be done at the May meeting with adequate notice. The motion would rescind the motion of the March meeting and would include the rationale for rescinding it. Sven would be happy to draft the motion. It should be done 10 days in advance of the meeting.

Sven said that the North beach easement is different. It is a common access and can still be commonly used by the community.

Sven said that there should be consensus on this issue. The vote in March was much too close for such a major decision. No property has been given in a previous easement for sole use.

The issue was discussed by the board. The board concurred that there would not be a motion by the board but that Sven was welcome to make a motion to rescind the March meeting motion. Sven said that he was willing to make the motion and write up a rationale for it to be sent out at least 10 days in advance of the meeting.

Brian will give the attorney a call to ask some questions about the legal issues with rescinding the motion.

(Sven left at this point in the meeting.)

### **President's Report:**

Board Positions: Thank you to Michael for being willinf to serve as president next year. Eileen and Evan are both stepping down. Brian will be taking Evan's position as Maintenance person. Brian asked if everyone else was planning to serve. Nancy mentioned that she would not be able to attend all meetings but would be glad to stay on the board if that was acceptable.

Kayak at Plaza request: Sharon has requested permission to store her kayak at the plaza. The board agreed that permission could be granted.

**ACTION:** Brian will follow with Sharon and let her know that her request has been granted.

### **Treasurer's Report:**

Eddie presented the financial statements that will be shown at the May community meeting.

### **Diakite (Miller) contact:**

Eddie sent a letter to the renter but hasn't received a response.

## **Map Project:**

Nancy, Adrienne, and Edie worked on a community map showing WCC boundaries and members' homes. The size of the map will be decided based on the cost and the ease of folding it to fit the directory.

## **General Membership Meeting:**

Sven's motion will go under new business. Membership cards should be available for those that pay their dues. Brian called Quinton Controls. He is waiting to hear back from them and planning to change the gate code at that time. Nancy will provide cookies and coffee at the meeting. Edie called to confirm our reservation of the room at Woodmont Elementary.

## **Newsletter Draft:**

Nancy presented a draft of the summer newsletter. Plaza reservations will be made through Toni Lund. Google calendar will be available on the website to view reservations. The newsletter will be mailed out May 16. It will include the Dues information and Sven's motion with rationale.

## **ACTION ITEMS:**

Action items from the April minutes were reviewed and marked as completed.

## **Committee Reports:**

**Maintenance**— Clean-up day was successful.

**Social**— No report.

**Trees**— Mark Berry put in a request for some tree cutting. The board voted to approve the request as recommended by the tree committee. The committee is now taking extensive photographs before and after cutting.

**Membership**— No report.

**Electronic Communication**—No report.

**Communication**—Robin Bartlett who is doing the directory wondered if we wanted the same artwork and when it should be finished. It was decided that she can design a new cover if she wishes. The directory should be done by August so that all current members can receive a copy.

Respectfully submitted,

Eileen Clemans  
Secretary

