

**Woodmont Country Club  
Membership Meeting Minutes  
March 30, 2005**

**Board Members Present:** Brian Jacobson                      Kelly Fuller  
   Carlotta Smith                      Bill Kennedy  
   Mike Gibbons                      Steve Hansen  
   Gary Spies

**Board Members Absent:** Eric Johnson                      Carol Belland  
   Alan Sieler

Brian Jacobson called the meeting to order at 7:10 PM. Brian introduced the board members present.

**Roll Call:** In lieu of roll call, Gary Spies acknowledged that there was a quorum.

**Agenda Approval:** The agenda was approved as presented.

**Minutes:** Minutes were provided to all attendees. It was moved and seconded to approve the minutes of the May 26, 2004 meeting.

**President's Report:** Brian Jacobson thanked club members for the work done, particularly Steve Hansen and the Northbeach homeowners for keeping up the Northbeach trail

Last spring we granted the Northbeach Homeowners Association an easement including a parking area. An anonymous complaint to the City of Des Moines brought them out to look at the new parking area. They found that we were in violation of 3 codes, the Shoreline Management, Land Clearing & Grading, and Sensitive Areas. An engineer was hired. The club paid \$500.00 for the report from the engineer. A rock wall for retaining was the recommendation. The City of Des Moines said they want the hill side restored.

**Treasurer's Report:** Gary Spies presented the current financial report. Gary noted the following items:

- The treasurer and president must both sign when any money is spent.
- Interest from the Northbeach easement has increased our income.
- We had five less members this past year.

**New Business**

**Woodmont Website:** Adrienne Worah spoke about her work in creating a WCC website. The website address will be [www.woodmontclub.com](http://www.woodmontclub.com). The website will include Happenings, Board and General Meeting Minutes, Newsletters, Bulletin, Rules & Policy, Contacts, Classified Ads, Community Opportunities, New Member Resources and the main section that could feature a

story of the month, all community documents, and include a form for members who desire to go “paperless” (have everything come to member households by e-mail). They hope to have the website up and running in five to six weeks.

**Boundary Change:** The Board brainstormed items and found the most interest in a club boundary change.

If a change were to be submitted for a vote it would require a 2/3 member approval. The club was formed in 1915. We have people who are neighbors that live close to boundaries and they can not participate in club activities. The proposal shows all households that access their homes through our club property. This includes 38 households in new areas. They would have the same membership, same rights and privileges, beach, trail and plaza access, use of the tennis courts.

There was discussion from the members present. The following issues were discussed:

- We could let our “neighbors not in our boundaries” attend events without making them members.
- It was brought up that there was a similar change made to the Twin Lakes CC and in doing so lost their non profit status. Is it worth it to take this risk and what about having too many people using the beach.
- We should get something back for membership, possibly a portion of the beach deeded back to the club.
- Are we opening a floodgate? How do we know that there won't be others who want to be part of the club?
- We have friends who are not within our boundaries but are concerned about the effect the change could have on our deed and our tax exempt status.
- What is the purpose of expanding our boundaries? Is it to increase income or for some specific project.
- If the boundaries are expanded, should people have to buy into the membership?
- Can there be “Associate Members” so they can participate, but if there are dues that are not paid and that property sells that the homeowner may not advertise club membership as part of the sale.

There was a request for a straw vote. “Presuming there is no legal or tax issue, would you vote to rework the Club boundary?”

In Favor: 6

Opposed: 13

Brian told those present that the club was not looking for new revenue. He read a portion of a legal opinion by Jeff Floyd that stated that if the Strarnes Estate made an attempt to reclaim the property because of a boundary change they would be barred because they had defaulted in an earlier case. Brian said the

**Eagle Scout Project:** Steven Hatley presented his plan for the Dog Trail “dip”. There will be 4 steps on the lower side of the dip and 10 steps on the higher side. No permit is need from the City of Des Moines. The Board has approved his plan. Most of the funding has been approved.

### **Committee Reports:**

**Long Range Planning:** Bill Kennedy made a presentation about the survey. These five questions were in the last newsletter.

1. Expanding Club boundaries. - Responses were about split.
2. Building a covered structure at the Plaza. – Comments leaning towards
3. Floating dock – Responses mostly no.
4. Install play equipment in the Plaza – Leaning towards
5. Disposition of the tennis courts. – Most say keep them but use differently

Additionally, members would like to have more variety in the social events.

The second issue was about having a railing at the Plaza because of safety concerns. Estimates were as follows:

1. Post and Rail \$2,100.00
2. Iron Rail (3' tall wrought iron) \$5,000.00
3. Iron Rail ( ? ) \$3,600.00

Discussion was as follows:

- \* Stainless steel stanchions and stainless steel cable would be considerably less expensive.
- \* There was concern about salt water affecting the iron rail.
- \* Does our legal exposure become larger if in fact we put up a barrier?
- \* Maybe we should just increase our liability insurance.
- \* An offer by Pat Malara was made to cut and weld the steel for the railing.

There was a request for a straw poll. “Are you in favor of exploring a railing at the Plaza?”

In favor: 13          Opposed: 4

**Tree Cutting Committee:** Carlotta Smith reminded members that if you had any trees you wanted trimmed or cut from Club property you should contact her.

**Maintenance Committee:** Proposing to improve the base of the steps at Northbeach. Our plan is for late spring or early summer. It would require approximately 1 dozen 4x4 or 4x6 treated materials.

Member concern about the gate at the Plaza – the gate sensor for the electric eye was repaired and strobe was added to allow for easy Fire and Police access Spring Clean up will be April 23<sup>rd</sup>. Hoping for a lot of people spending a little time. There is a list of 9-12 things to be accomplished.

**Social Committee:** Thanks to Mike and Marcie Gibbons for the Christmas Tree lighting. Janet Sorby will be the Kids Parade coordinator this year. Anyone interested in helping please contact her. This is also the 90<sup>th</sup> club anniversary and every 5 years we celebrate the Bootlegger Bash. It will be the second weekend in August.

**Proposed Budget:** Gary Spies explained that there would be a few unusual expenditures:

\$1,500.00 - Bootlegger Bash  
\$4,000.00 - Capital Improvements (Railing)

We are not planning on any Tree Maintenance this year.

**Nominating Committee Appointment:** Jim Boyd has volunteered to head up the nominating committee. He asked that any members interested in serving on the Board contact him.

### **Other Business**

Marta - There will be a meeting on Monday, April 4<sup>th</sup> for the City of Des Moines Master Plan update

Jean Weber will continue as coordinator for the use of the Plaza.

Mr. & Mrs. Raye and Rich & Kelli Devitt were introduced as new members.

**Adjournment:** It was moved and second to adjourn the meeting at 9:00 PM

Respectfully submitted,

Kelly Fuller  
Secretary