

**Woodmont County Club
Membership Meeting Minutes
March 28, 2007**

Board Members Present: Brian Jacobson Kelli Devitte
 Carlotta Smith Stephen Hansen
 Gary Spies Eileen Clemans
 Adrienne Worah Tom Schacht

Board Members Absent: Matt Small Evan Sorby

Brian Jacobson called the meeting to order at 7:10 P.M. The meeting was held at Woodmont Elementary. Brian introduced the current board and new club members, Kelly and Chris Jenkins.

Roll Call: There were 27 families represented. A quorum is 25; Brian declared that a quorum was present.

Approval of Agenda: The agenda was approved as presented.

Approval of Minutes: Minutes were provided to all attendees. It was moved and seconded to approve the minutes of the May 24, 2006 meeting.

President's Report:

Brian showed pictures of many of our current year club projects. The railing at the plaza has been completed. New plaza tables were purchased. At the spring clean up we plan to create more storage space to store the plastic tables. The lookout deck on Bootlegger Trail was completed as a Boy Scout Eagle project by Tim Clemans. Thank you, Tim! Hank Zebie went throughout the club property and refurbished all the signs. Thank you, Hank! Also, special thanks to Matt Small for all the maintenance projects that he did this past year. (A slide was shown of steps he upgraded.)

The tennis courts are now close to completion. It has taken one year and has been done on a shoe string budget. Volunteer labor has made this possible. Following are a list of volunteers:

Dave Babbitt
John Babbitt
Roy Bartlett
Tony Bentler
Josh Clemans
John Colvard
Melody Edmiston
Kevin Clemans
Tim Clemans
John Colvard

Chuck Czubin
Rick Devitte
Paul Devitte
Michael Fuller
Michael Gibbons
Devin Gibbons
Steve Hansen
Teresa Hansen
Brian Jacobson
Reed Keeney
Marilyn Porter
Harry Roth
Matt Small
Evan Sorby
Virg Staiger
Eddie Staiger
Eric Wolford

Brian noted that both Evan Sorby and Harry Roth spent many hours working alone on the project and gave special thanks to them.

Thanks also to the contributors:

Ryan & Yuko Adams
Vic & Jan Anderson
Tony & Lori Bentler
Marcus & Trish Berry
Warren Bonus
Sue Clark
Kevin & Eileen Clemans
Maurice & Sheryl Derme
Rick & Kelli Devitte
Ed & Liz Devitto
Steve & Melody Edmiston
David and Pamela Farris
Steve & Teresa Hansen
John & Stephanie Hatley
Merrit & Meggin Hunt
Kelley & Christine Jenkins
Eric & Ruth Johnson
Sven & Marta Kalve
Pam & Rik Kelly
William & Nancy Kennedy
Hank & Madora Kessner
Mike & Barbara Lawson
Paul & Carolyn Lewan
Richard Perry

Jan Fairchild & Terry Pickart
Marilyn Porter
Tom Schacht
Alan & Debra Seiler
Dirk & Carlotta Smith
Joe & Eileen Spallino

Adding up the number of contributors and the number of volunteers includes well over ½ the club.

The bad news is that the allocated money is used up. The project will be completed to be useable. The play area chips will be put in. However, the landscaping has not been done. The budget became tight when a contractor hit an electrical connection and it cost \$2000 to recover.

Contractors will be installing the tennis net. Tables and benches should be in next month. The remaining lines will also be painted soon.

There is an issue with the asphalt contractor. There is a low spot on the south side which was clear when they had done grading. They said they'd deal with it but it is still a problem. We are still working with the contractors to put in a berm to stop the problem.

A sanikan is planned for the southeast corner. A fence and plants will hide it.

Brian opened the meeting up for questions.

Why only 1 basketball hoop instead of the 3 in the plan?

It was decided at the August board meeting to wait to see how high the usage is. The other 2 can be added later for no more money than if they would have been added in the initial phase.

What about a lock?

A bigger lock will be used permanently using the gate code numbers.

How about a storage facility?

There will be some bench type storage in the future. There is also room for storage in the southwest corner.

Is there a specific landscaping plan?

No, just a general idea. Maybe a more specific plan would encourage specific donations.

Thanks to Lou Sanford for cutting back his tree to improve the view!

Big thanks and applause to Brian for his hard work on this project!

Brian also thanked the Czubin's for letting us use their water and power and to all the neighbors for their patience for the noise and mess. Other special thanks went to Erik Wolford and Tony Bentler.

Thanks to Robin Bartlett for typing up our new directory!

In the May meeting, it was suggested that we do a survey of the club to get a sense of community priorities for the future. This is still planned for the future.

Brian spoke for a few minutes about our tree policy. The hillside is fragile and the trees help to stabilize it. Drastic cutting compromises the hillside severely. A violating member was reported to the City of Des Moines but the City has been too busy to deal with it. The Board is considering taking action on it. Brian also formally announced that he is not planning to be president next year. We need to vote for a new president at the May meeting. Please give names to the nominating chair.

Brian also acknowledged that we lost a longtime member this year, Jeanne Weber, who passed away on October 2, 2006. Please contact the board with any ideas for a memorial.

Treasurer's Report:

Gary Spies presented the treasurer's report. Most line items came in close to budget. We expected more new members. We also bought an actual mailbox and will no longer be renting a post office box. There is about \$12,200 in the bank now and it is anticipated that the balance will be about \$8000 - \$9000 by the end of the fiscal year.

Thank you to Gary for all the extra work this year with the special projects!

OLD BUSINESS

Traffic Calming Request:

The speed bump petition has been submitted but there has been no response.

Lakehaven Easement:

There is no news.

NEW BUSINESS

Property Line Change:

The most southern home on the Northbeach is slightly over the property line. (A slide showing the home was shown.) The deck is new in the last three years. We are talking to the owners about possible lot line adjustment. The steps down to the beach are on WCC property. This could be complicated and we want to do what is in the club's best interest. The Board is asking for approximately

\$1000 to retain an attorney to get professional advice concerning this matter. The costs for the lot line adjustment would be about \$2500-\$10,000. Recording fees are \$600.

Is the owner challenging? No.

One position would be to have an appraisal done and then ask for the value of the wedge plus all costs associated with it. The owner would also be asked to reimburse the attorney fees. These houses were built as cabins 100 years ago. Adverse possession may apply.

A motion was made to authorize the board to spend up to \$1000 to retain an attorney to review, advise, and draw up the paperwork for a lot line adjustment at Northbeach. The motion was read and seconded.

Discussion:

The money would be coming out of savings. No final decisions would be made. Any agreement would come before the community. We became aware of this issue this year. The details need to be looked at. This could be as little as 8' of property. It is hard to see where the WCC boundary is. Another member brought up that the garbage can shielding that was to be done by the latest easement agreement has not been done.

The motion was voted on and passed.

Committee Reports:

Maintenance—Thanks to Matt Small for all his work. The spring clean-up will be April 21 from 9-11.

Social—Thanks to Evan and Janet Sorby. Thanks for the great support for the parade and the potlucks! Thanks to Janet for organizing the parade. A new parade coordinator is needed for next year.

Trees – Steve and Carlotta have taken over the tree committee chair position. After the big storm, many trees have dangling branches over the road between the plaza and the Northbeach. Our arborist suggested cleaning up the dead branches while taking out dangling branches. Following his recommendations will cost \$1,218.56. (This arborist has been used by the club in the past and has been the low bid when we have gotten other bids.) A motion was made to authorize incurring this additional expense on this year's budget. The motion was seconded and passed.

Membership—Please get club information to any new neighbors that you know of. A question was raised; how many potential members are there for our club? There are about 150.

Communication—Adrienne was thanked for doing such a great job on the website. Kelli was thanked for her work on getting out signs and the newsletter distribution. (Nancy Kennedy publishes the newsletter.)

Proposed Budget

Gary presented next year's budget. It includes increase in the following areas:

- Maintenance reserve—need about \$1500 a year to maintain the facility.
- Sanikan—another \$1200 for the sanikan by the tennis courts.
- Utilities—increase cost for the lights, etc at the tennis court area.
- Insurance—liability insurance for the board members will cost another \$2000 per year.

Gary also noted that since we spent most of our savings on the tennis court renovation, we will no longer receive interest revenue on that money.

Gary suggested that we instate a \$50 dues increase. He showed a slide with the following information:

Rationale for \$50 Dues Increase

- \$10 Lost interest income
- \$10 Tennis Court Sanikan
- \$20 Board Indemnification Insurance
- \$15 Maintenance Reserve
(\$30K over 15 yrs.)

A discussion followed his presentation:

Voting to approve the budget will occur in May.

A question was asked whether we need a sign at the tennis courts saying use at your own risk.

There was a discussion about having professional services in to do the ongoing maintenance work instead of using volunteer labor. Also, it was mentioned that significant volunteer labor can be traded to reduce membership dues.

A suggestion was made to send out a booklet of pictures to encourage membership sign up. Real estate agents selling property in our boundaries could be encouraged to sign up new property owners.

Gordon mentioned that 60-70 properties that were in the original WCC plat were excluded from membership years ago.

The directory shows which neighbors are members.

There was no feedback for changes on the proposed budget.

Board Elections

A motion was made to begin indemnification (liability) insurance for the officers and directors of the WCC board immediately out of the current budget. The motion was seconded. There was a brief discussion. The motion passed.

There are 3 openings on the board including the position of president and treasurer. Is there a volunteer for the nominating chair position? This person's duties are to collect names and contact people. Sue Clarke graciously volunteered.

Other Business

The next newsletter will come out in May with the dues notice. Nancy Kennedy volunteered to put together a membership flier.

Thank you to the Devitte's company, Sav-On Insurance Agencies, who have graciously printed our directories, newsletters and fliers this last year!

Sandy Babbitt made the following suggestions:

- Promote people donating to the club including encouraging people to consider WCC when doing their estate planning.
- Take out the ivy that is eating up the trees on our club property.

She noted that the City of Des Moines is planning to have an arborist check the canyon trees.

It was also noted that the City of Des Moines has information on the status of road construction at the intersection of 16th and 260th on their website. Carol mentioned that anyone wanting to be kept current on this project via e-mail can contact them to be put on the distribution list.

Kelly Jenkins commented that he would be interested in buying a book about our club history. He also expressed concern about the new construction on the narrow road by their home.

A potluck was suggested to celebrate the tennis court renovation.

A reminder was made to donate for finishing to project.

Kevin Clemans said a public thank you to Larry Allen for furnishing some donated material for the Eagle Scout project.

The meeting was adjourned.

Respectfully submitted,

Eileen Clemans
Secretary

