

**Woodmont County Club
Membership Meeting Minutes
May 23, 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.

Roll Call: There were 28 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 March 28, 2007 meeting.

President's Report:

Gary Spies, Tom Schott, and Matt Small are going off the board. Thank you to them for all their hard work!

The following projects were approved and finished by the club this past year:

1. Railing at the plaza
2. Lookout/Eagle Scout project
3. Refurbished signs by Hank Zeebe
4. Trail Improvements

Many other things were done by volunteers, like the mowing of the grass at the plaza.

The tennis court is now useable. The Father's Day Brunch will be held there.

Tennis Court Issues:

1. Low spot--have asked contractor to put in a berm
2. Acrylic surface is flaking—will be repaired but will need to wait until warmer weather.
3. Nets ready to go up but are waiting for the surface to be repaired.
4. Striping also needs to be finished.

Thank you to all the volunteers: Dave Babbitt, John Babbitt, Roy Bartlett, Tony Bentler, Josh Clemans, John Colvard, Melody Edminston, Kevin Clemans, Tim Clemans, Chuck Czubin, Rick Devitte, Paul Devitte, Eric Dover, Michael Fuller, Michael Gibbons, Devin Gibbons, Steve Hansen, Teresa Hansen, Brian Jacobson, Reed Keeney, Marilyn Porter, Harry Roth, Matt Small, Evan Sorby, Virg Staiger, Edie Staiger, and Eric Wolford. (Please let us know if your name should be on this list.)

Thank you to all 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 Edminston, David & Pamela Farris, Steve & Teresa Hansen, John & Stephanie Hatley, Merritt & 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

Remaining improvements include: Pad & surround fence for sanikan, screening plants, plants/ground cover for east slope, bark for east slope, pathway entrance, and a cap for the retaining wall.

One problem that still needs to be dealt with is the tree cutting incident on the bluff. The bluff has been designated a sensitive area and is important to us and the people who live around it. One and a half years ago a homeowner hired tree cutting done and an unapproved tree was cut significantly. The City of Des Moines was contacted but too much has been going on for them to take action on it. They recommended that we take action. We have also talked about needing a plan for the bank. We want to ask an arborist to develop a plan. It has been discussed that the homeowner mentioned above could help with this expense.

Discussion:

There was a significant slide this winter. The material gets hard quickly.

Treasurer's Report:

Gary Spies presented the treasurer's report. The tree maintenance line item has been increased. The club purchased a mail box this year. \$9200 is left at the fiscal year end and includes some dues received for the current year.

The tennis court costs came in on budget.

OLD BUSINESS

Property Line Change:

Brian showed a picture of the most southern home at Northbeach. The picture showed the home as being slightly over the property line. In the last 3 years, the deck was widened and a storage room was put in under it. We want to come to a resolution with the neighbor. No permit was obtained for this construction.

Options:

1. Compliance with the code.
2. Property line change or easement.

We have retained a real estate attorney who said that an easement might be a good option since it is something that we could discuss and giving an easement wouldn't involve a government entity.

There are already several easements in this area including a sewer easement, and ingress, /egress easement and a parking easement.

The club would be looking for compensation for a property easement and also for compensation for expenses. This is waterfront property. A 5' setback may be required but is not shown in the picture.

Donna Dascenzo addressed the group. She went down to speak to the City. The property lines were done 100 years ago. The lines are askew. They replaced the deck with a "legal existing nonconforming deck.

Jason Sullivan said that neighbors usually grant an easement in this type of situation.

Tom Schott said that he had a setback issue with the vacant lot. His roof was over the line and was able to get an aerial encroachment easement.

Donna said that Robert Ruth said that if the deck is in the same foot print, a permit is not needed.

Discussion continued about whether it should be an easement or a lot line adjustment. An easement would need to be filed with the county. A lot line adjustment would be more involved with a transfer of property.

Donna said that Tom Shroeter, the surveyor, said that they can come back and mark the corner. They are a certified appraisal company whose survey would stand up in court.

Title companies have no problem with easements.

Another neighbor asked Donna which option she would prefer. She answered that she thought it would be more complicated with a deed issue.

Someone else asked if the easement would include the deck and birdfeeder.

Our attorney is leaning toward the easement option.

Gordon Rodland said the Sven had sent an e-mail that he wanted read. Steve Hanson read this e-mail out loud.

Gordon said that he and Sven had both been involved with the road easement that took about 5 years. This easement provided for 2 parking spaces close to the Dascenzo's home. Gordon showed photographs of before and after the deck construction that show there is an encroachment on these spots.

Gordon also brought up that the promised landscaping and screening around the garbage dumpster has not been done in a reasonable time. The board needs to set up a timeline for compliance. The tractor should be in the parking lot not on the bank. The Northbeach benefited by getting easement and the parking places. The pictures he had showed that the new deck was bigger than the old deck.

Donna said that she thought that they were grandfathered in.

Carol Bellend said that she thought that since we have already granted easements, we should just do another easement. However, we should also consider what we will do with other neighbors if this issue comes up again.

Matt Small said that he will be working on the screening. He will be taking over as president of the Northbeach Association.

Brian agreed that the screening is taking too long. However, there has been a recent change in garbage service. After transition, the screening must be taken care of quickly.

Brian reminded the group that we are all doing our best to represent the majority of the members.

NEW BUSINESS

By-Laws Change

Article 3, Section 4

Any member serving in the Board of Trustees will be covered by Director's and Officer's Insurance through a policy held by the club. Any board member operating in good faith will not be liable and the deductible amount not covered by the board insurance will be paid by the Woodmont Country Club.

A recommendation is being made to add this section to the bylaws. The board is bringing forth the motion to add this section to the bylaws. The deductible on the insurance policy is \$2000.

Discussion:

Are we more exposed to liability with this insurance than we were before? No.

Is the president a member of the board? Yes.

The general consensus was that it was a great idea.

The motion was moved and seconded.

The motion passed with no opposition.

Committee Reports:

Maintenance—Matt Small said that he still wanted to add a chain between 2 posts down at the plaza. Matt was thanked for all the work he has done on the trails!

Social—Evan will move from social to maintenance. There is a sign-up sheet in the back for helping with the Kid's Parade on August 4.

Trees – No Report.

Membership—Please let a board member know of any new neighbors. Thanks to Nancy Kennedy for the new flier. Gordon commented that upper Woodmont now has more members than lower Woodmont.

Communication—Adrienne is looking for volunteers to be a back-up.

Proposed Budget

Gary Spies commented that both the president and the treasurer need to sign all checks. There are now 98 members. 2/3rd is under 65 with 1/3 over 65. The new dues would be for \$175 for those under 65 and \$125 for those over 65.

Big changes in the budget:

1. Liability insurance
2. New sanikan
3. Utilities—expected increase due to the tennis court lights.

How many potential members? 150

This would require a 2/3 majority vote because of the dues increase.

Steve commented that dues comparably could be \$300-\$500. We have a huge asset to protect. We need to have a good board of directors.

There was a motion made to accept the budget. It was seconded and passed with more than a 2/3rds majority.

2007-2008 Board Elections

The 3 open positions are president, treasurer, and a regular board position. No one that was asked by Sue Clark, nominating chair, was willing to step forward to fill a position.

Brian is willing to serve one more year as president but is not willing to be on any longer than one year.

Edie Staiger stepped forward to the treasurer position and the two other board positions were volunteered for by Nancy Kennedy and David Babbitt.

Brian reminded the members that every year the whole board is up for reelection. A motion was made to close the nominations and accept the presented list of board members as next year's board. The motion was seconded and passed.

Other Business

Matt Small asked if we could use the tennis court instead of waiting for the contractor to finish. The answer was that the hoop will go up in the next few days and the court can be used.

Vic Anderson wanted to go back to the subject of property lines. He asked to have someone look at the steps at the bottom of 7th. Someone moved the line to the south. Steve Hanson said that he would look into that.

Virg Staiger commented on a storm drain problem.

It was also asked if there is a process by which members can contact a board member? The answer was that on the website is a link for each board member e-mail address.

Community members said thank you to the board.

The meeting was adjourned.

Respectfully submitted,

Eileen Clemans
Secretary