

**WCC BOD Meeting Minutes**  
**February 8, 2021 @ 6:30 – 9:30pm (virtual)**

Attendees: Kjersten Johansen, Ryan Crompton, Debra Palmer-Seiler, Eileen Clemans, Jennifer Jacobson, Matt Small, Nancy Kennedy, Sharon Morehouse, Susan Clarke, Toni Lund

## General

- Approval of Agenda
  - Added Property Tax Appeal Update and Jan Anderson's email
  - Agenda approved.
- Approval of January Minutes
  - Approved by email last week and posted.
  - Matt to send arborist report to Jennifer to post with January minutes.

## Treasurer Report (Eileen)

- Spent \$2837 of the forest management donation this year that does not show on this report because the check was written just after report was generated.
- Transferred \$28k from checking to savings.
- Will accept membership payments through Zelle for next year using WCC treasurer email address.
- Still need estimate for Tennis Court Maintenance for next year's budget (money will come out of reserves as we have been saving for this).
- Rates for honey-buckets did go up, upgraded beach to have hand wash station. Putting new numbers in next year's budget.
- Planning considerations from last year's annual meeting:
  - Addressing Forest management money questions
  - Virtual meeting ended too abruptly last year

## CLUB OPERATIONS

### General BOD Etiquette (Ryan)

- Please be professional in your interactions as a Board Member, both when working with other board members and when working with the membership.

### When is Voting Necessary? (Ryan)

- Refer to document provided by Ryan

### Doing Business by Email/Voting by Email (Kjersten)

- Board will no longer be conducting business through email, with 2 exceptions:
  - Plaza reservations that are needed to be approved prior to the next meeting.
  - Emergencies that need a vote immediately.
  - In either case, the process will be:
    - The committee chair in charge of the issue will send a synopsis and request for vote out to the everyone on the board in one email
    - Everyone will respond with a single yes/no email. They will be recorded and added to the minutes for the next meeting.
  - Issues that arise that are not emergencies should be sent to only the committee chair. The committee chair will determine whether to handle the situation, add it to the agenda for next meeting or propose to the President that it is an emergency situation that needs to follow the above process.

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**Proposal to Extend Length of Board Meetings (Eileen)**

- Meetings will start at 6:30 in the future and will be planned to end at 9pm.

**OLD BUSINESS**

**Entryway Plan Revisit (Ryan)**

- Ryan set a goal to get this completed before May meeting, but disagreement over landscape, lighting and signage design is preventing completion.
- Plan:
  - ✓ Pedestrian gate auto-close is complete
  - Gate extensions are purchased and need to be installed (Ryan will do this)
  - Vegetation clean-up around the entryway & concrete barrier removal (Toni hiring for this)
  - Safety and security lighting (on hold)
    - 3 10' dark sky compliant downlights
    - 3 dark sky compliant 4' walkway lights
- Discussion over style of the lighting and signage followed, request to consider a professional design.
- Agreement to get one professional bid to include landscape, lighting, message board and sign.

**Boat Policy Committee Report Out (Ryan)**

- Carol is working on summarizing agreements. There will be a package of recommendations that will come out regarding water safety, parking, queuing trailers, hosting informational meetings on water safety and buoys for swim area. There will not be consensus on rules for use of boat launch.
- Jennifer stated that the existing club rule regarding boat launching should be made clearer and more specific to include a minimum tide level that is a distance of 60 – 75 feet from the bulkhead, approximately an 8.0 foot tide. Those launching boats are responsible for knowing the level of the tide.
- Discussion over whether it should be a guideline or a rule. Majority wants to establish launch rules. Agreement that we should provide a tide level (numerical) in our rules.
- Jennifer made a motion to change the wording to:
  - “Club members can use the boat ramp to launch watercraft when the tide is at 6.0 feet or higher. Driving on the beach is prohibited when the tide is lower than 6.0 feet. All launchings must take place between the boat ramp and Sanican.”
  - 3 voted against, 7 in favor. Motion passed.
- Boat policy committee recommendations will be reviewed by the board and provided to the membership. Rules/guidelines for the boat launch will be discussed at the March membership meeting and will be voted on at the May membership meeting.
- Toni will check tides against landmark that helps correlate to the 6.0 tide level.

**Shuffleboard Court Movement (Matt)**

- Moved the larger shuffleboard to tennis court area.

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- New one will be installed soon, all cleaned up today.

**Bylaws Changes Update (Nancy)**

- Steve Edmiston recently sent a redline copy to Nancy for review, she will provide before next meeting so that we can discuss if needed. Should be ready for membership review in March.
- Membership meeting is March 23rd.

**Ivy Removal Update (Sue)**

- Although we have spent most of the donation set aside for forest management, according to our current statement we have almost \$5000 available in the budget.
- Kevin has almost finished what was proposed to remove ivy around 14 trees. Will return tomorrow and then will be completed.
- Sue opened discussion on whether we want to spend another \$2800 to do a second round.
- Debra asked if we can we get the spray formula and equipment from KCD. They had suggested spray and/or pellets. Sue will try to reach them again.
- Need to look at work that was done and discuss whether to do more at next meeting.

**Property Tax Appeal (Debra)**

- A Response Brief was drafted and submitted on 1/29/21 to the Washington State Board of Tax Appeal (WSBTA) and to King County Assessor in rebuttal to the King County Assessor's Opening Brief and evidence/list of comparable sales. The Assessor added one new comparable sale and removed one comparable sale from its original Opening Brief. Steve Swank, Appraiser with Austin Appraisal, did a site visit to the new comparable sale site and wrote an Addendum to address why this new sale is not reflective of WCC subject property. The WSBTA stated it will be 18-24 months before our case will be heard.

**HIGH PRIORITY NEW BUSINESS**

**Trimming Removal from Tennis Court (Ryan)**

- Brian Jacobson trimmed the hedges. Many large branches need to be removed. Can we find someone to help with this? Can it be chipped and removed? Ryan will find someone to do this.

**Ed/Nate Marquart Stairs Improvements Response (Ryan)**

- Ask Ed/Nate to let us know ahead of time next time they want to take on a project.
- Sharon asked if Matt will ask the rock guy to add some rocks to use as steps there.

**March Meeting Plan (Ryan)**

**Proposing the following agenda for the March 23<sup>rd</sup> Meeting:**

- Boat Launch committee recommendations and overview (Ryan)
- Property Tax Update (Debra)
  - Advisory vote on what to do with properties from membership
  - Post information about the properties for membership
- Bylaws Update (Nancy)

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- Long Range Capital Plan Survey (Ryan)
  - Survey before meeting – discuss at March BOD meeting
  - Finalize in the May Meeting
- Nominating Committee appointment
- Volunteers for Social Events (Nancy)
  - Social event dates should be on a slide

**Log Movement and Replacement Option (Ryan)**

- Ryan proposed we build benches to replace the logs that were moved to North Beach from the grass area South of the plaza and showed some concept photos.
- Per Toni - on the NE corner of the cement pad there is a hole that needs to be covered. Is a safety issue that also needs to be resolved. Ryan will address in planning.
- Motion to move the log back. 5 voted against, 5 voted in favor. Vote failed.

**MOVED TO NEXT MEETING:**

-Long Range Capital Plan Update Survey-Ryan  
-New Phonebook for 2021/2022-Sharon  
-Jan's email - Ryan  
-Porta Potty Protection/Obscuring View-Sharon  
-Eulberg Property Plan-Toni  
-Tree Policy Rule Change Proposal-Sharon  
-Role of the Board Discussion-Eileen

Respectfully submitted,

Kjersten Johansen