

## **WCC BOD Meeting Minutes**

**March 8, 2021 @ 6:30 – 10:30pm (virtual)**

Attendees: Kjersten Johansen, Ryan Crompton, Debra Palmer-Seiler, Eileen Clemans, Jennifer Jacobson, Nancy Kennedy,  
Sharon Morehouse, Susan Clarke, Toni Lund  
Guests: Carol Belland, Brian Jacobson, Mary Eun, Rick Devitte

### **Club Operations**

#### **Approval of Agenda (Kjersten)**

- Added disabling Community Facebook Page temporarily

#### **Approval of February Minutes (Kjersten)**

- Motion to not include names on votes as is past practice in previous minutes. Use yay/nay numbers on votes rather than names, fixed typo.

#### **Treasurer Report (Eileen)**

- Will develop budget for next year
- Need to budget some money for seawall reinforcement

#### **Acceptance of Matt's Resignation and Fill/Wait Decision-Ryan**

- North Beach feels they can be ok for the remainder of the year without formal representation but will stay updated on what is happening.
- Ryan proposed we not replace Matt's position in this year, but wait until next election.
- Passed unanimously.

#### **Nominating Committee Intro-Mary/Rick/Ryan**

- Ryan introduced Mary & Rick as the nominating committee.
- Mary – Intention is to use the agenda item in the March 23<sup>rd</sup> membership meeting to encourage people who are interested in board positions to express this by 4/23.
- Rick and Mary took input from the bylaw changes proposed by Carol and Brian and reviewed their document which proposed a method for handling slate/elections/voting for this year. After discussion with the board, they agreed to update their proposal to incorporate concerns about ensuring there is fair and impartial voting for all members, and that the board does not lose so many members that continuity issues arise. The updated document will be sent out to the board for review before next week's continuation meeting.

### **Old Business**

#### **Tennis Court Update (Brian)**

- Called 3 companies for estimates, got 1 to come look.

#### **Bylaws Changes Update (Brian/Carol)**

- Carol and Brian worked on a set of changes for how we manage board membership and turnover.
  - Carol – been on large boards in the past where there were term limits. Based on the board and change in the neighborhood, believe it is time to make space for new people. Contention needs to be resolved with involvement. Brian and Carol met and came up with some changes.
  - Brian – intentional about having new members join the board every year while maintaining members to keep continuity. Goal is 1/3 turnover annually. Also want flexibility to keep people if there is widespread consensus from the membership to do so. Brian also suggested using a third party for voting. He has been on other boards where that takes all the responsibility and any bias out of the hands of the board in charge.
  - Proposal that we develop a plan for voting that includes paper/electronic/in-person so all members have a way to participate that works for them.

## **WCC BOD Meeting Minutes**

**March 8, 2021 @ 6:30 – 10:30pm (virtual)**

Attendees: Kjersten Johansen, Ryan Crompton, Debra Palmer-Seiler, Eileen Clemans, Jennifer Jacobson, Nancy Kennedy,  
Sharon Morehouse, Susan Clarke, Toni Lund  
Guests: Carol Belland, Brian Jacobson, Mary Eun, Rick Devitte

- Nancy & Steve Edmiston also worked on a set of changes for financials review: Simpler to have one reviewer for audits and to do it every 3 years.
- Nancy will send bylaw edits she and Steve developed for virtual meetings, force majeure and her edits to Brian/Carol to be combined and reviewed at the next meeting. The revised markup version and document of reasons will be sent out to membership after that meeting so we are ready for review in March membership meeting.
- Everyone agreed to adding inclusivity clauses to the by-laws.

### **Boat Policy Committee Report Out (Carol/Ryan)**

- Carol – sent out document about the recommendations of the boat committee. Noted that:
  - Board voted on 6-foot rule for the launch restrictions
  - Recommendations from Larry and Bill have also been forwarded, these issues are all rule suggestions (document provided)
  - Document from Fred Andrews has also been shared, but not by Carol
  - Document from Ryan has also been sent out. which is more specific, and Nancy Hogan motioned to vote on Ryan's suggestion. 4 of the 7 have voted in favor of the proposed wording which sets the tide level restriction at > 2 feet. They need to finalize the boat committee vote and then make the recommendation. Nancy Hogan made a motion via email to the Committee to accept Ryan's proposal. The document the board received showed four members voted in favor of Ryan's proposal. Carol did not request a formal vote of the committee, but asked for opinions. The committee has yet to make a fully agreed upon recommendation.
  - Carol stressed that the membership needs to have input and a final vote on any changes in rules.
- Suggestion made that we need to provide information to the membership about the results from the boat launch committee.
- Ryan reviewed the recommendations he wrote from the boat committee results. Goal was to focus on the areas where there was near agreement and try to word things so that they met both sides' concerns and could be easily adopted.
- Suggestion that we adopt many of these rules and only bring the launch tide level to a vote with membership. Concerns voiced that the guest use allowance might also be of higher concern to the membership and would require broader input and/or a vote.
- To keep the March meeting focused and positive, board is considering not having a vote or general discussion at the March meeting, but will use that time to report out on the boat committee results and solicit statements from the membership who have input about tide height, or who want to make a recommendation that is different from the current ruling from the board. Compile signed, positive statements with membership so that everyone gets the ability to voice opinions, view the statements and be prepared to vote on the subject.

### **Ivy Removal Update (Sue)**

- KCD has re-engaged and will be finalizing management plan at end of month.

### **Disabling Facebook Community Page (Jennifer)**

- Agreed to temporarily disable page until after March meeting (put on hold in subsequent email discussion).

**Meeting Adjourned 10:30pm**

## Meeting Resumed March 15, 2021 at 6:30pm (virtual)

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

Guests: Carol Belland, Terry Donahue, Pat Anderson, Jim Davis, Jeremy Brewer, Alan Ellison, Ed Markquart, Melody Edmiston, Jim Stender, Rick Devitte, Steve Edmiston, Rich Cogzell, Brian Jacobson, Fred Andrews, Nancy Hogan, Michael Fuller

## Meeting Resumed March 15, 2021

### March Meeting Plan (Ryan)

Proposed March Meeting Topics:

- Bylaws Changes Update (Brian/Carol)
  - Carol and Brian worked on a set of changes for how we manage board membership and turnover.
  - Carol – been on large boards in the past where there were term limits. Based on the board and change in the neighborhood, believe it is time to make space for new people. Contention needs to be resolved with involvement. Brian and Carol met and came up with some changes.
  - Brian – intentional about having new members join the board every year while maintaining members to keep continuity. Goal is 1/3 turnover annually. Also want flexibility to keep people if there is widespread consensus from the membership to do so.
  - Proposal that we develop a plan for voting that includes paper/electronic/in-person so all members have a way to participate that works for them.
  - Nancy & Steve Edmiston also worked on a set of changes for Financials review: Simpler to have one reviewer for audits and to do it every 3 years.
  - Nancy will send bylaw edits she and Steve developed for virtual meetings, force majeure and her edits to Brian/Carol to be combined and reviewed at the next meeting. The revised markup version and document of reasons will be sent out to membership after that meeting so we are ready for review in March membership meeting.
  - Everyone agreed to adding inclusivity clauses to the by-laws.
- Boat Launch Policy Preview
  - Proposed by Ryan that we give a report out at the March meeting of what the boat committee looked into and where there was or wasn't consensus, as well as where there was majority agreement. After that we offer membership the opportunity to propose the tide level they would support and possibly a 1 paragraph maximum statement of why through a survey. We would then put these proposals on the ballot and allow a vote that determines what the majority support.
  - Sue said that there are laws about driving on the beach that need to be considered.
  - Carol stated she would like to see a survey of the membership as well so that we have something to propose at the May meeting. Until then the 6 foot rule can remain in place. We have only had the opinions of 8-9 members so far and there are 150 households, so it seems like we should get broader input. She said there are only a few members who have weighed in, which doesn't seem quite fair. Carol requested that we solicit information beyond tide level, to address some of the other matters like parking. She added that there was also concern about swimmers in the water, people fishing and jet skis weaving in and out of the buoys.
  - Jennifer stated that she and Brian had built a survey that he could share as soon as he could join the meeting.

(At this point, this item was put on hold until Brian could join the meeting again, and the agenda moved to Nominating Committee.)

## Meeting Resumed March 15, 2021 at 6:30pm (virtual)

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

Guests: Carol Belland, Terry Donahue, Pat Anderson, Jim Davis, Jeremy Brewer, Alan Ellison, Ed Markquart, Melody Edmiston, Jim Stender, Rick Devitte, Steve Edmiston, Rich Cogzell, Brian Jacobson, Fred Andrews, Nancy Hogan, Michael Fuller

- Nominating Committee (Mary)
  - After reviewing the proposed changes to the bylaws, we created a plan to stay consistent with future years. We are proposing that we have some positions available annually, but also ensure there is not excessive turn-over in a single year. We want to give members a chance to vote if there are multiple applicants for the same position, and we will solicit open positions to the whole membership in the Friday Blast and in the March meeting.
  - We asked each board member to let us know if they would like to stay, have a different position, or leave. Eileen (treasurer) would like to stay. Ryan, as outgoing President remains on the board and would like to do Membership. Debra (Reservations/Property Tax Appeal) is undecided. Toni will continue as Maintenance. Kjersten is interested in a position other than Secretary. Nancy agreed to Chair both Vice President and Social because of COVID, at this time is undecided for next year. Tree Committee is already vacated. And per the bylaw changes, the 3 longest serving members will also be leaving.
  - Carol said that a North Beach resident has agreed to be on the board, Dan Himelic, as Vice President. Because of the easement agreement that the North Beach has with the Club, established in the early 2000's, these residents are required to belong to the Club. These special circumstances and their responsibility over a large piece of the Club's property have set a precedent for representation on the Board. Mary said that leaves 7 open positions. President, Secretary and 5 Directors. For the Directors we would like people to state what they are interested in like trees or social.
  - The President will decide who leads what committees but we want to make sure there is interest in the roles so we will be asking folks in what capacity they would like to serve.
  - We will be asking people to let us know by 4/23 if they are running by simply providing us with a name, address, position and why you want to service. We will ensure all applicants are in good standing. We want representation from across the club, old and new members so we have respect both for the history as well as new ideas.
  - If we have multiple applicants for a position we will check to see if some would rather join committees, but if not, we will give membership the opportunity to vote using the same technology we used for Wander Woodmont which can be traced back to 1 family 1 vote. This will provide total transparency.
  - We will allow at least 7 days to vote. The top candidates for each position will be put on the slate which will be ratified by membership in the May meeting.
  - General discussion of combining responsibilities such as forest management and tree trimming. Mary proposed that the next board could determine how they want to handle that.
  - Motion to accept Mary & Rick's proposal and present it to the membership in the March meeting passed unanimously.

(At this point, Brian rejoined the meeting and the agenda moved back to Boat Launch Policy Review)

- Brian showed a survey monkey to send out to membership on the boat launch, which included all the different points considered by the boat committee such as no wake zone, parking, guest access, tide levels, vehicles on the beach, boat launch use during

## Meeting Resumed March 15, 2021 at 6:30pm (virtual)

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

Guests: Carol Belland, Terry Donahue, Pat Anderson, Jim Davis, Jeremy Brewer, Alan Ellison, Ed Markquart, Melody Edmiston, Jim Stender, Rick Devitte, Steve Edmiston, Rich Cogzell, Brian Jacobson, Fred Andrews, Nancy Hogan, Michael Fuller

plaza events, restrictions based on state required boater education proof. The survey would then continue with the topic of plaza improvements such as signage, gate keypad kayak rack expansion. Brian also included questions regarding improvements to the plaza entrance and possible additional kayak storage.

- Discussion of how these questions overlap with Long Term Plan survey, and whether we want one large survey or if they should be broken up into a few so that they aren't overwhelming. Request for Brian to send out survey to board for review.
- MOTION made by Nancy: Because the current boat launch committee has splintered and are unable to agree on the main focus of why the committee was formed to address tide levels of launching with motor vehicles, I move to thank the committee for their service and disband the group in order to respect club process and promote transparency to the Woodmont community by conducting a survey, approved by the Board, to all members on the issues that were before the committee, and that no further action be taken by the Board to further revise the present rules on boat ramp usage by motor vehicles. Should the survey results indicate areas that need to be addressed, a committee with a fresh outlook may be formed in the 2021-2022 year to review all club rules and make recommendations back to the Board.
- Ryan felt the creation of a committee is recreating what we have just done that didn't work and that Brian's survey would give us the membership feedback to make a change if needed.
- Nancy clarified that the committee "may" be formed but it is up to the Board to decide.
- Ryan felt this was unkind to the boat committee because they did have agreement as a majority, it just wasn't unanimous.
- BOAT LAUNCH MOTION AMENDED: Because the current boat launch committee has splintered and are unable to agree on the main focus of why the committee was formed to address tide levels of launching with motor vehicles, I move to thank the committee for their service and disband the group in order to respect club process and promote transparency to the Woodmont community by conducting a survey, approved by the Board, to all members on the issues that were before the committee, and that no further action be taken by the Board to further revise the present rules on boat ramp usage by motor vehicles, until we have assessed feedback from the membership. Therefore, the rule now in place stands, *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, {including 8 additional rules on the website}. (Italics added here to show existing rules.)* Should the survey results indicate areas that need to be addressed, a committee with a fresh outlook may be formed in the 2021-2022 year to review all club rules and make recommendations back to the Board.
- Motion passed unanimously
- Kjersten asked that board members look at the chat for comments from many of the boat committee members and asked Ryan to address the comment that the committee did vote.

## Meeting Resumed March 15, 2021 at 6:30pm (virtual)

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

Guests: Carol Belland, Terry Donahue, Pat Anderson, Jim Davis, Jeremy Brewer, Alan Ellison, Ed Markquart, Melody Edmiston, Jim Stender, Rick Devitte, Steve Edmiston, Rich Cogzell, Brian Jacobson, Fred Andrews, Nancy Hogan, Michael Fuller

- Ryan stated that Carol had requested feedback from the committee on a proposal he had circulated. Nancy Hogan had made a motion to move forward with that proposal and then it was seconded and voted on by 5-6 people who were in favor.

Nancy requested that Facebook Policy be moved up in agenda.

### Facebook Policy (Trish Davis)

- Trish Davis, the moderator of the Private Facebook community page spoke about formalizing the policy for posting. <document was reviewed>
- Would like to have a second moderator.
- Eileen motion to accept Trish's recommended rules. Passed unanimously.

- Property Tax Update (Debra)

- Status of the issue with the property taxes (a couple slides including locations)
- Roll into the long-term survey some questions on disposition options with the property
- Show the properties on a map so people can understand where it is.

Debra said whether it's a survey or members write into the hotmail account, she wants members to be advised and to have a say on how we proceed with these properties. She said this is more of an informational item and that people are made aware. Sharon suggested making members aware of where these properties are located. Debra suggested taking people to these properties so they can see where they are. Sharon offered to help with that. Debra said it's a little muddy at the watershed property, but if you like to hike, it's nice to see. Sue said there are some great native plants there. There was discussion about the various properties and how they compare with the bluff and beach property. Sue explained that we used to be taxed dearly on the beach property, but after years of work by past members, we now have a tax-exempt status on that property (as of 1984). We own it, just like the other parcels.

- Social Committee Update (Nancy)

- Calendar of Events
- Committee Chairs/Volunteers that are needed. Nancy indicated that we needed a volunteer to lead the Kids Parade.

Nancy said that we have to be aware of the Governor's guidelines on Covid as we move forward with our events. Debra asked how we will advise people of these guidelines. Nancy said that as the guidelines change, we could add it to the Friday Blasts. The first social event is the Father's Day Brunch, which is hosted by the incoming Board. There was discussion about whether this would be allowed due to Covid. Eileen suggested that maybe it could be changed a little to serve packaged items if necessary. Ryan said that he would add this events slide to the master slides and each person could talk about their section as it was posted.

- Long Term Plan (Ryan)

- Get the survey working and reflecting all input requested. Sue expressed concern about those who may not be able to answer survey online. Ryan said we could print out the survey for those unable to do it online.
- Show the past completion and future plans

## Meeting Resumed March 15, 2021 at 6:30pm (virtual)

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

Guests: Carol Belland, Terry Donahue, Pat Anderson, Jim Davis, Jeremy Brewer, Alan Ellison, Ed Markquart, Melody Edmiston, Jim Stender, Rick Devitte, Steve Edmiston, Rich Cogzell, Brian Jacobson, Fred Andrews, Nancy Hogan, Michael Fuller

- Plan to review survey by email and provide final edits before Tuesday meeting.

Ryan said he would send out to the Board pieces that he would need for the slide presentation by Saturday night, he would compile it all by Sunday night and send it back out for last minute edits before the Tuesday meeting.

## High Priority New Business

### Plaza Reservation for Food Trucks (Debra)

- Reservation for May 22<sup>nd</sup> from 4-8pm for Jeff & Shellie Eadie (Food Truck)
- Expecting Covid restrictions will be lifted enough to allow us to do this.
- Currently do not allow Friday night reservations so instead doing Saturday. But most reservation requests come for Saturday, so if we want to make this a regular occurrence, then we should consider allowing this on Fridays as well.

Toni made the point that we should consider allowing Friday nights as there are so few Saturdays when members can reserve the plaza for parties. Debra said the Eadie family agreed to a Saturday reservation, since this is the end of the fiscal year and May is not the busy season. Toni even suggested a lunch time event on a weekday with everyone being home. Debra said we need to be respectful of the neighbors. If they become unhappy with the food trucks, we may need to re-visit. Ryan said it makes sense to have on Fridays in moderation. Debra added that we welcome feedback from the neighbors. Ryan said that the electrical panel at the gate needs to be upgraded in the next couple of years, and it would be easy to add a 40-50 amp plug-in that food trucks could use, which would alleviate the use of generators which can be loud and emit exhaust fumes.

- Vote on Dan Wahlstrom Reservation for May 16th approved. ~~(3/8)~~

### Fisheries Survey (Jennifer)

- Survey agreed.

### Miscellaneous discussion

Nancy suggested that we purchase our own virtual platform. There was discussion about the various ones. She offered to do some research on options with Jennifer's help. Kjersten also offered to participate. Nancy said this should not have to be a function of the secretary to take minutes and run a virtual meeting.

Sue said that there will be some people wandering around on the bluff from the King County Conservation District and asked if that could be put in the Friday Blast. Toni asked Sue to have them take a look at the dead tree out by the gate that was discovered when cleaning out that area. She would like the conservationist's perspective before we move forward. Sharon also mentioned a broken limb hanging over Dog Trail that needs attention. Kjersten asked that that be sent to the tree committee. Carol mentioned a tree of concern by North Beach that she has mentioned before that needs to be looked at. It's a giant fir tree that has been topped years ago. Then another 12 feet was removed a few years ago. The tree trimmers said that it was completely infested with termites. She said it is one of the largest trees on the bank. Whether it needs to come down over time, it needs to be looked at. There have been limbs that have come down and damaged cars in the past. Even the ivy is dying around this tree.

**Meeting Resumed March 15, 2021 at 6:30pm (virtual)**

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

Guests: Carol Belland, Terry Donahue, Pat Anderson, Jim Davis, Jeremy Brewer, Alan Ellison, Ed Markquart, Melody Edmiston, Jim Stender, Rick Devitte, Steve  
Edmiston, Rich Cogzell, Brian Jacobson, Fred Andrews, Nancy Hogan, Michael Fuller

Respectfully Submitted,  
Kjersten Johansen

*Note: The minutes were not finalized by the Secretary prior to her resignation. The remaining Board of Trustees finished the review, corrections and approved these minutes.*