

Woodmont Country Club BOD Meeting Minutes

February 10, 2022

The meeting was called to order at 7:06 PM.

Attendees: Brian Jacobson, Melody Edmiston, Toni Lund, Gary McLean, Ali Saccone, Susan Cwiertnia, Karin Stender, Jim Stender, Dan Himelic and Eileen Clemens.

General:

- Approval of Agenda
 - There were no changes to the agenda.
 - The motion to approve was approved unanimously.
- Meeting Minutes
 - A motion was made to approve meeting minutes from January 6th as amended. The motion was approved unanimously.
 - A motion was made to approve the January 20th Special meeting minutes without amendments. The motion was approved unanimously.

President's Report (Brian)

- The January 8th Coffee Recap
 - The Coffee with the Board was well attended by membership and board members.
 - Many topics were brought up for discussion including:
 - The election process and the role of the nominating committee
 - Blockwatch
 - Dogs off-leash
 - Lakehaven project and who to contact for issues or information
 - The Boat Launch
- Kayak Storage- Transfers
 - The process for assigning storage at the kayak rack was discussed because of two recent events.
 - A member sold their home and asked to transfer their spots in the kayak storage rack to another member.
 - Other members are asking to transfer their spots to their renters.
 - After discussion, the board unanimously agreed that out of respect to all club members, no transfers of spots in the kayak rack should be allowed. Kayak storage will be assigned on a first in, first out basis for requests official received

through registration on the WCC website. The annual kayak storage fee will not be pro-rated. Currently there is adequate space to accommodate all requests.

Treasurer's Report (Eileen)

- Due to minimal activity, no statement was prepared this month.
- The income line has one new member fee. They joined the club paying a pro-rated fee.
- Eileen reminded the board that we need to start planning the budget for next year.

Old Business

- Tree Policy- removed from old business and will be included in committee reports below.
- Bylaw review-
 - Gary, Toni, and Brian met on 2/9 to begin the review. They all agreed that substantive changes are needed to the bylaws and are recommending rewriting instead of revision. Several topics were brought up for discussion and straw poll reviews with the full board for input including but not limited to:
 - New consideration of member types
 - New considerations to address long-term rentals, vacation rentals, and ADUs
 - Re-define club boundaries regarding Block 34 and Block A
 - Adding a Code of Conduct language
 - Adding Conflict of Interest language
 - Considerations for club management including term limits for the board, use of nominating committee, elections, the President's role, committees, audits of financials
 - Other general considerations for notice of annual meetings and meeting minutes.
 - The sub-committee made a recommendation was made to hire an expert to review and write the bylaws. Toni made a motion, "To authorize the club board of directors to retain an expert or lawyer to write the bylaws or send to them for a third-party review with expenses not to exceed \$5,000."
 - Motion was seconded by Melody.
 - The motion was approved unanimously by the full board.
- Plaza Entry Sign-
 - Discussion was held over the proposed mock-ups and top votes from recent board survey. A suggestion was made to send the top proposal out to the membership for comments.

- There was also discussion if the plaza entry sign should be tabled for now. Jim made a motion that the board move forward with the plans. The motion was seconded by Melody and passed unanimously by the full board.

New Business:

- North Beach Agreements review- Some recent events about North Beach maintenance issues and requests were brought up opening discussions regarding the chain of communication and responsibilities of the residents and WCC. The board learned about issues unique to the North Beach residents due to the location of their properties. An idea to send a letter was tabled and the board will have further discussion.
- Review of leashed dogs policy on club property- A letter was received from a member complaining about off-leash dogs. The board discussed what action to take regarding the off-leash policy. It was decided to present the issue to club members during the March general meeting for input.
- Facebook rules review- Amended rules for the official club Facebook page were presented. They define intended purpose, appropriate member use, and types of posts along with moderator actions for non-compliant posts. Toni made a motion to, "Adopt the amended WCC Facebook Rules and re-open the club page." Jim seconded the motion and it was approved unanimously by the full board.
- March 22nd General Membership Meeting
 - Location- Several options for meeting location were discussed with top ideas being the Des Moines Beach Park Auditorium and the Yacht Club.
 - Open Positions- Ideally, we should try to offer 3 open positions to provide new members the opportunity to be on the board. An unofficial poll was taken to determine the interest of current members to remain on the board. The initial impression is that there will be 2-3 open positions.

Committee Reports

Maintenance (Toni)

- The chain on the gate is riding low and she is asking where to find the instructions on how to adjust. Jim reminded Toni of instructions previously sent on chain tightening.
- Brian Lund is fixing the rails on the bulkhead at the plaza.
- Clean-up is needed in the very near future on the shuffleboard court near the plaza. There is debris underneath, and she is concerned that it will crack when people walk on it. She will request community assistance in next Friday Blast.
- Mountain Beavers- There appears to be fresh activity by the Beach Road trail to the stairs. It could possibly be an old hole growing larger with erosion. The club will

authorize Jim to call critter control and use funds not to exceed \$500 for removal of mountain beavers.

Communications (Melody)

- Melody has been reading about non-profits and social media. There are new laws that give non-profit boards much more power regarding the use of social media. She recommended the club file for a trademark of the “Woodmont Country Club” name at the state level. Paperwork can be submitted to the Secretary of State with a fee of \$55.
- Gary made a motion, “To authorize the registration, trademark, and trade name of Woodmont Country Club in the state of Washington and the \$55 expenditure.” Jim seconded the motion which was approved unanimously by the full board.

Membership (Ali)

- There are 3 new member households. One of them is fully paid already and two others have signed up and are in process of sending payment.
- There is one other possible new member that has not joined yet but have indicated their intent to join.

Property Interests (Gary)

- Gary commented that the time for property tax appeal begins in March.
- Jim said numerous documents were placed on Dropbox on property interest sub folder “Plaza Documents”.

Trees (Jim)

- A request from a member to remove a leaning tree was discussed. A plumb bob was placed on the tree to monitor change in position and arborists were consulted. The arborist recommended no action is needed at this time or the club could attempt a selective canopy trim. Gary made a motion, “The club should deny the request for tree removal at this time.” Melody seconded the motion. The motion was approved with 9 Yeas and 1 Nay.
- The tree policy subcommittee met and is making good progress.
- A member is reporting trimmings being dumped on the trail. Jim has been unable to find the location of the trimmings.
- Jim is working with the King Country Conservation District regarding ivy removal from the trail. They are requesting he send our geo-tech report from 2019 which he will send.
- Jim talked to Jason at the City of Des Moines to understand the code for the removal of small trees such as the flowering plum in the plaza. This still requires clarification and we are waiting on a response.

Social (Karin)

- We have a request to reserve the plaza for an event with 80 people in July which is over the threshold requiring board approval. The board unanimously approved this request.
- There are currently two bands scheduled for this summer Jellyfish Jams. Karin is looking for suggestions for a few more

The next meeting is scheduled for March 3rd and Ali has volunteered to host again. The April meeting will be moved up to March 31st to prevent schedule conflict for many board members.

Coffee with the Board is scheduled for April 2nd.

Meeting adjourned at 9:55 PM.