

Woodmont Country Club BOD Meeting Minutes

Date March 31, 2022

The meeting was called to order at 7:09 PM.

Attendees: Brian Jacobson, Gary McLean, Ali Saccone, Susan Cwiertnia, Karin Stender, Jim Stender, Dan Himelic and Eileen Clemens

General:

- Approval of Agenda
 - There was an addition to the agenda to add Nominating Committee under Old Business. The agenda was approved with the addition.
- Meeting Minutes
 - A word was corrected in the meeting minutes. A motion was made to approve meeting minutes from March 3rd meeting with corrections by Jim. Brian seconded and the motion was approved.

President's Report (Brian)

- A letter was sent to the City of Des Moines regarding the multiple tree cuttings in the canyon. It reminded them of their commitment for replanting and clean up. Thank you to Gary for assistance with the drafting. A copy of the letter will be sent out in the Friday Blast to share with members who may wish to follow up with their concerns to the city.
- The Plaza entry concept was submitted to the City. We are currently waiting for review and feedback which we hope to receive possibly next week.
- Signage at the boat ramp- Brian suggested placement of two signs. The first sign could be placed near the boat storage rack and state, "All Boats Must Be Registered with WCC". The second sign would be placed near the boat ramp remind users of the rules and include a scannable QR code to direct users to the rules posted on our website. All attending board members agreed with this suggestion.
- The board received a request from a member to sponsor a Bloodmobile down at the plaza on June 21st. A minimum number of 20 participants must be guaranteed to book the Bloodmobile. The board agreed that if the member can get 20 committed participants, and the event is run by volunteers we would approve.
- The survey sent out for member feedback on the plaza entry concept had little response. Only two members commented with concern about contrast of black letters on a grey or dark-colored sign.

Treasurer's Report (Eileen)

- Eileen presented new formats of the Treasurer's report for consideration. One format included a new column for variances to show if a line item is over or under budget. The second format broke down the expenses and net income before special projects and then special projects separately. This format provides visibility to spending from income and reserves. All attending board members approved of the new formats but there was concern with using the term reserves.

Old Business

- Bylaw Committee Update- The committee met on Tuesday after receiving some information from the attorney hired to do the review. There is progress with the language for the rotating 3 year terms and membership definitions. "Inactive Membership" was struck as one of the membership types. They are continuing to work on the changes with the consultant. Membership for owners that have one rental was discussed. The board agreed with having only 2 memberships per lot with individual initiation fees and annual membership dues.
- Plaza Entry Design- There are two design concepts to be discussed. The board discussed including one or two lamps vs. leaving them out of the project since they are a large expense. Due to permitting reasons, the budget for this project needs to be around \$7,000. The board decided to not include lighting to stay within budget. The idea to enclose the keypad pillar was discussed as well and decided to omit from the project. The keypad needs to extend from the pillar for access from vehicles. Enclosing the pillar would prevent access.
- Picnic Tables- Quoting for the tables came in with 10 galvanized steel frames for 8 foot tables at \$4,200. Yellow cedar for the tops and benches is \$2,500. Total cost for 10 complete tables is \$6,700 if we have lots of volunteer labor. It was suggested to see if members wanted to "donate a picnic table" to help offset costs. The board plans to use \$3300 remaining in the Maintenance budget to purchase these tables and some of the discretionary budget if needed to purchase the tables this fiscal year and before summer events.
- Father's Day Brunch- Some members raised concern about changing the Father's Day Brunch to A Coffee and Breakfast with the Board held in July because it is a 60-year tradition. The board agreed to continue the Father's Day Brunch if we could get a sub-committee of 4-6 volunteers for the event.
- Potlucks and Food Trucks- Some members had concerns about not having enough food trucks. The board will send out a survey to gauge member interest in food trucks and potlucks. There was an idea to have a heritage or cultural-themed potluck that was well received by the board and will plan for this summer.

- Nominating Committee- There was concern with communications to the nominating committee and recruitment of potential new board members. Everyone agreed that candidates should have a level of commitment to the club, no personal agenda, skills alignment, and a good understanding of the time commitment. Current needs are for a Treasurer and Communications.

New Business

- Security Cameras at the Plaza and Tennis Courts- It was proposed to place wildlife cameras at each club property. They are not connected to internet but images can easily be retrieved if there is an incident. This information can be shared with the police by request. The board will survey members for their opinion on use of the cameras.
- Leashed Dogs on the Beach- Tabled until the next meeting due when this can be discussed along with other proposed rule changes.

Committee Reports

Maintenance (Toni) - absent

Communications (Melody)- absent

Membership (Ali)

- Nothing to report at this time.

Property Interests (Gary)

- The property tax appeal for club swamp/wetland area is scheduled for June and will be done with assistance from Steve Swank.
- There is some encroachment on club property that needs to be addressed by the entire board in communications. There are 3- 4 current issues to address.

Trees (Jim)

- Jim has received new tree trimming requests with 1 in the proper format and 2 verbal requests. Of concern is a tree where the hill slid away which is being evaluated as a dangerous tree. A core sample is needed but the arborist did not have the equipment available at the time. Jim will follow up for further evaluation of the suspect tree.
- A member is throwing yard and tree trimmings on the trail.
- Arborist chips are being placed at the base of the tree and on the dog trail. Gravel is also being used to fill the steps on the dog trail.
- Gary, Brian and Jim spent 3 hours walking the property and trails with the arborist to get a quote for a survey the trees on club property. For \$5,000 the arborist can provide a baseline catalog for all of the trees. We are still waiting for a detailed proposal and work won't be done for another 2-3 months. The catalog should reduce the need for members to submit tree requests. Once the baseline is established, the trees can be

surveyed every 2-3 years for a less expensive update to the catalog. The expense will be put in the 22/23 budget.

- Any tree cutting needs to be accompanied by mitigation work such as planting snowberry and salal. Jim is in process of purchasing snowberry and salal plugs for mitigation work in our critical areas.

The next meeting is scheduled for May 16, 2022.

Meeting adjourned at 9:41 PM.