

Woodmont Country Club BOD Meeting Minutes

Date May 16, 2022

The meeting was called to order at 7:07 PM.

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

General:

- Approval of Agenda
 - The topic of the WCC trademark was added to the agenda and the group agreed to table discussion on WCC Rules. A motion was made to approve the agenda as amended and was seconded.
 - The motion was approved unanimously.
- Meeting Minutes
 - A motion was made to approve meeting minutes from March 31st as presented. The motion was seconded and approved.
 - A motion was made to approve the May 5th minutes as amended and the motion was approved.

President's Report (Brian)

- Surveys were sent out for community feedback on the following topics. Only 19 people responded.
 - Food Trucks- 52.6% supported having only 3 food trucks this summer. 41.2% wanted more and 5.3% don't have an opinion. It's evident that there isn't significant pushback to having 3 food trucks this summer so the board will continue as planned. Karin mentioned that it has been very difficult to book food trucks this year and so far has only been able to confirm one. The availability of food trucks might dictate how many food truck events we have.
 - Security Cameras- 73.7% of respondents are in favor of installing cameras at the sport court. 26.3% did not support it. Concerns were mentioned about installing cameras at the plaza.
- Boat Storage- Kicked off with membership renewal. There has been no rush for spots so it seems to be working and so far 32 boats have been registered.
- Picnic Tables- There have been 4 out of 10 picnic tables donated. Brian will plan to move forward with ordering the picnic tables so that they arrive by the end of May.
- Tennis Courts- Brian had a conversation with the contractor about the weeds growing out of the asphalt. The contractor agreed to fix the area where the big chunk came out but won't fix the rest. The other is a crack that is near the end of the basketball court

and out of the way. As a bonus, the contractor agreed to wash the courts for us in the next few weeks.

- City Response to Cutting and Replacement of Trees in the Canyon- The city claims that they have completed everything on the permit including the planting of trees. The permit required an “as-built” drawing and the city doesn’t have it so they don’t know where the trees are to prove it. The permit also required 5 years of monitoring the planted trees which is not happening. The next steps are to possibly have a volunteer committee or the next board follow up with the city at a council meeting.
- City Response Re: Plaza Entry Sign- They want a structural engineer to evaluate the boulders for safety, wind load, and seismic stability. We may need to tweak the design plan because if the sign is under 6 ft. tall and there is no fill behind the retaining wall, we might not require the engineer. It is a slow pace with progress on the entry sign.
- Entry Sign Letters- Brian got to tour where Lee Terry works and volunteered to make the letters for the sign. It was amazing and we really appreciate her help.

Treasurer’s Report (Eileen)

- Eileen presented a report with the current expenses for April and May. April included PSE utilities and Sani-can expenses. May also included PSE utilities, 2 Sani-cans, newsletter, and maintenance expenses.
- She requested that all significant expenses for the month of May be submitted prior to the statement that she is going to prepare for the general membership meeting.

Old Business

- 22-23 Budget-
 - Will include \$7,000 expense for the entry sign. Any fees for permits will be added under Professional Services to keep the entry sign project under the threshold for substantial development.
 - \$5,000 minus \$300 unused funds from the 21-22 budget will roll over to the \$2500 planned for Critical Area Management in the 22-23 budget because we planned to use it but project timing didn’t work out.
 - The 22-23 budget will result in a \$15,000 deficit but the club has a large amount of funds in reserve that needs to be used to manage the properties. The club’s fixed costs are low so we should be in good shape.
 - Maintenance budget- It was discussed that we should use this budget to hire someone to trim along the trails. We have volunteer labor that did a great job at the plaza and sport court on clean up day but we didn’t get to the trails. Our membership is also aging so trail maintenance is more difficult. Toni will ask Dan (existing contractor for plaza maintenance) for labor quote (cost per hour) so that we can hire for regular maintenance on the hedges along trails each month.

- Jim made a motion to approve the budget as amended. Karin seconded the motion which was approved unanimously and will be presented to the membership at the general meeting for a vote.
- Security Cameras- As mentioned, 73% of survey respondents approved the use of security cameras but there was more support at the sport court vs. the plaza. Brian will share the comments for the board to review. For now, the board will focus on the tennis courts since there are more problems there. We are limited to trail cameras since there is no Wi-Fi or cell service for other types of cameras. The board can trial trail cameras that are sold in a 2-pack for \$200. Discussions for privacy concerns can be had later once everyone has a chance to review the comments.
 - Ali made a motion to purchase (1) 2-pack of trail cameras for use at the sport court. Melody seconded the motion which was approved unanimously.
- Trademark- Woodmont Country Club was recently granted trademark registration by the state of WA. The board discussed next steps with the trademark and it was decided that we would draft a new rule regarding the use of WCC name to notify the members. Susan will follow up with a draft rule to present later.

New Business

- Initiation and Membership Rates for Temporary Members- If the bylaws pass for membership types the board should be prepared with a proposal for the membership fees for the community to vote on at the General Membership Meeting. Currently, Owners pay \$200 Initiation fee, \$225 Annual Fee, and \$175 Senior Annual Fee. Temporary Members pay no Initiation Fee and a \$225 Annual Fee.
 - The board discussed concerns that the annual fee should be the same for both membership types since they get to enjoy the same club benefits (plaza, trails, events, boat rack etc.).
 - Jim made a motion that temporary members shall pay \$100 initiation fee which was seconded by Dan. The motion passed unanimously and will be presented to the community at the General Membership meeting depending on the outcome of the bylaws.
- General Membership Meeting
 - How to handle requests to videotape club meetings? This has come up in the past at Coffee with the Board and may come up again in the future. Amongst several concerns, the board discussed member consent to being recorded and that recording might make some feel uncomfortable inhibiting communications.
 - Jim made a motion not to allow video recording at WCC meetings. Eileen seconded the motion which was approved unanimously.
 - Member voting at the meeting will be by show of hands. If the vote is too close to determine with a show of hands, we will do a roll call vote.

- President's Report- Brian shared a brief synopsis of what he plans to discuss in his report including:
 - Reminder that we are not a HOA
 - March is the planning meeting to allow time for work before May business meeting.
 - Will ask for member comments to be limited to allow others to speak and time to address the full agenda.
 - Projects update
 - Presentation of amended bylaws and restated articles of incorporation- these will be voted on as an entire package. If these are not approved then we can vote for amendments individually.
 - 22-23 Board slate will be presented. This is normal practice to introduce the slate at the general membership meeting.

Committee Reports

Maintenance (Toni)

- Nothing additional to report.

Communications (Melody)

- No report.

Membership (Ali)

- A member had some questions about their renters signing up for a membership. The owner had paid the annual fee for them but they have not completed the paperwork.

Property Interests (Gary)

- The property tax appeal was done and we will know more by June 1st. Properties in the club have been selling for high prices so the appeal might not be helpful.

Social (Karin)

- We still need volunteers for the Father's Day Brunch. She plans to have a sign-up sheet at the General Membership meeting to recruit volunteers.
- The Kid's Parade will have a 60's theme of Peace, Love, and Happiness.

Trees (Jim)

- We have a new open tree request from Dixie Small but need more information as required by the City of Des Moines form. She is working on that information.

- The tree request from Pat Anderson was closed out. The cherry tree was removed with the assistance of Pat.
- A group of volunteers removed ivy from the base of many trees, added arbor chips, and planted salal and snowberry. Most of the salal and snowberry that the club purchased have been planted.
- Thanks to Brad Holmes, Jason Stearns, Jackie, Karin, Linda S., and Jim Boyd, for spreading arbor chips on the Dog Trail. Thanks to Laine Nakabayashi for the loan of his wheelbarrow.
- Anthony Moran was rained out on May 5th and will have to start his survey of club trees on May 26th.
- The tree process/procedures are ready for board review after harmonizing it with the latest Rules on Trees.

The next meeting is TBD after the new board is voted in.

Meeting adjourned at 9:32 PM.