

Woodmont Country Club BOD Meeting Minutes

Date June 2, 2022

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

Attendees: Brian Jacobson, Gary McLean, Ali Saccone, Susan Cwiertnia, Karin Stender, Jim Stender, Dan Himelic, Dan Wahlstrom, Vicki Andrews, and Brad Holmes.

General:

- Approval of Agenda
 - There were no additions to the agenda which was approved unanimously
- Meeting Minutes
 - Motion was made to approve meeting minutes from May 16th meeting by Gary and Ali seconded. The motion was approved unanimously.

Introductions

This is a new board so each member introduced themselves, where they live, and the things they love the most about Woodmont.

President's Report (Brian)

- It is important for everyone to feel safe, disagree and present different ideas. Also, be respectful of others' opinions and talk through things.
- The board has established the following agreements:
 - Not to spend greater than \$500 without BOD approval
 - If there is an urgent spending need > \$500, approval can be obtained by the President and one other officer which is usually the Treasurer
 - If a new issue comes up, we will not vote on it in the same meeting unless it is an emergency or time-sensitive matter. This provides everyone time to think about the issue
 - Try not to do business over email unless it is time-sensitive and/or unanimous consent. This allows everyone to receive information at the same time and have proper discussions.
 - Subcommittees don't have authority to take action on matters without the approval of the BOD
 - Brad was concerned about transparency and asked why minutes are taken for subcommittees. The response was that the subcommittees are working meetings and must report to the BOD at monthly meetings. Those discussions are captured in the BOD meeting minutes.

- Board Goals and Priorities for the Year- this topic is tabled for now since the bylaws are a priority. This will be revisited later
- Meetings will be held once a month on the 1st Thursday. Brian will send Outlook meeting reminders. The board will have off the months of August and December.
- Security Camera Update- the cameras have arrived and will be installed at the tennis court. They will be used at the court since we have the most issues there.
 - Other improvements to prevent issues will be to remove the long door handle on the gate and replace it with a round knob. The longer handle is too easy to leverage open.
 - Gary and Dan have volunteered to install the cameras.
- New digital codes are needed for the gates with the new membership year. The group discussed 4 digit codes, that don't have repeating numbers, and that is meaningful to the club. The board chose a new gate code. The group liked this and will verify it before sending it out. The old codes will be removed on July 1st.
- Committee Assignments
 - Social- Karin
 - Communications- Dan W.
 - Membership- Ali
 - Property Interests- Gary
 - Tree/Bluff- Jim
 - Maintenance- Brad
 - Plaza Manager- Dan H.
 - Comments on committees- the group should work together, contribute to areas outside their interest to contribute to the club, help or ask for help, while respecting the fact that we have leads for these committees.
 - There are 3 roles that overlap and need to work together
 - Social- Responsible for club-sponsored events such as Father's Day Brunch, Jellyfish Jams, and Kid's Parade.
 - Plaza Manager- Is the person responsible for plaza reservations, lights, canopy, opening the gate, managing the shed and boat reservations
 - Maintenance- Is responsible for routine grass cutting at plaza lawn and roadside. Hiring and supervising trail maintenance trimming 1x/month during the summer season and other maintenance issues that come up. Discussed reaching out to the Eulbergs about using their lawn service and sharing costs with them.
 - Communications- Responsible for the Friday Blast weekly in the high summer season and then monthly off-season. The board will contribute content to Dan by Wednesday for a Friday Blast. This person also monitors Facebook which is a community tool and not for club business.

They also monitor the WCC Hotmail email account which is the official club email and record of club communications.

- Treasurer- In addition to standard duties, this person is responsible for the club's snail mail
- Secretary- The goal is to try and have approved meeting minutes posted to the website by Tuesday following a meeting and will coordinate with Communications to do so.

Unfinished Business

- Bylaw Amendments- The board decided not to have a vote on these at the General Membership meeting. Brian asked everyone to share what they heard from the community
 - Susan heard that 10 days wasn't enough for the community to review and consider the amendments. More time is needed for questions and concerns. She was surprised at the disinformation regarding the conflict of interest since this is required by WA state law for non-profits.
 - Ali agreed with Susan and stated that it seemed like the membership didn't understand the bylaw amendments very well.
 - Brian agreed that there was discomfort with the time frame, voting in public and there were lots of comments that weren't even related to the amended bylaws.
 - Brad felt the large turnout was to create change and communication. He has some proposed changes.
 - Gary feels that we should move to private ballots because the community is uncomfortable voting in public and asked for other methods.
 - Jim feels that we need to get more info from Kjersten because she presented a long list of concerns that the board did not have prior visibility to or was discussed at other events.
 - Next steps-
 - Brad suggested having for and dissenting opinions written up for the bylaws like the Supreme Court, put those out 2-3 weeks in advance, along with a FAQ list.
 - Brian doesn't support creating 2 sides and with for and against opinions because this isn't feasible and we should be careful about moving forward with the community.
 - Gary suggested breaking down the bylaws into 5 categories, getting feedback from the community to create an FAQ list to educate, and looking at using Election Buddy for private balloting. We can use Election Buddy for the balloting but bylaw changes are required to be approved at general membership meetings. We can have a meeting to ratify Election

Buddy results later for bylaw amendments that were approved by 2/3 of the membership.

- Brian proposed the following plan:
 - First reach out to the community and ask them to send their questions, concerns, or support to the board so we can put out a FAQ document
 - Second produce the FAQ document and separate the bylaws into 5 categories
 - When the community has had adequate time, use Election Buddy for voting and those bylaws with 2/3 approval will go forward. Options for Election Buddy and a virtual Zoom meeting were discussed. Everyone agreed that Election Buddy is the best because it allows people more time and privacy to vote and all the voices can be heard.
 - Advertise and publish the Election Buddy results
 - Go forward with a special meeting for members to ratify the vote and have fun. This can be Friday Night Beer with the Board and possibly a food truck event.

Brad made a motion to accept the procedure as presented. Gary seconded the motion which was approved unanimously by the full board.

- Brian suggested that we start by sending a Friday Blast asking the community to share questions and concerns with the BOD so we can develop the FAQ
 - Break down comments and voting on the bylaws into these 5 categories:
 - Typos
 - Conflict of Interest
 - Membership Types
 - Term Limits
 - Treasurer Oversight
 - FAQ document should focus on the actual bylaws to stay productive and then members can ask questions by each category for organization. Once the FAQ document is created, we will send it by Friday Blast
 - The board can meet on a Friday night at the plaza to gather member questions, possibly in early July.
 - Sent out the FAQ document on July 9th
 - Have a Beer with the Board on July 15th
 - Prepare the Election Buddy ballot and send for Secretary's amendments if needed by July 18th

- The voting window on Election Buddy will be July 20th through the 27th
 - Ratify bylaws that are approved by 2/3 after the election window.
- Father's Day Brunch
 - Karin has some volunteers signed up for a fruit platter but needs more insight on the pancake situation. She will not be able to attend the event so other board members have volunteered to help. She reminded us that the coffee needs to be set up at 7 AM because it takes a long time to brew.
- Picnic Tables, Lights and Canopies
 - The board will set up the lights and canopies and they will stay up that week because we have several events. Brian will check with the neighbors to make sure this isn't an issue.
 - We need to assemble the new picnic tables and Brian is asking for volunteers to help assemble before Father's Day. The build will start on June 15th.
 - The old tables are available for a \$50 suggested donation if people want them

New Business- None

Committee Reports

Social (Karin)

- The board received a request to reserve tennis courts for a volleyball camp. She is going to ask them if they can move to the grass lawn by the plaza and not approve the reservation.
- The board has approved the Burning Saucer which has over 30 people for June 18th. They are now requesting a food truck. The board approved the food truck request.

Membership (Ali)

- No report for today
- Brian did comment that boat reservations at the plaza are likely to go. The board has allowed for storage of a rowboat down there that takes up 4 kayak spots. If more capacity is needed, we can ask the rowboat to be removed. We also have people with boats down there that haven't renewed so Brian will reach out to them individually.

Property Interests (Gary)

- This week was the WA state tax appeal for the watershed property. In past years the property value was approximately \$100,000 but now it is above \$200,000. Lawyer Steve Swank participated in the hearing with Gary and the results will be in 90 days. Since others have built on a similar property in the area, we might not win the appeal. The

BOD may need to decide if they want to keep the property or possibly turn it into conservation land. If determined that it is buildable, it could be sold to a developer.

Trees (Jim)

- There are 2 open tree requests from Dixie Small and Liane Nakabayashi. The club is asking for more information per the city's form.
- Janet Patterson had a trimming request that didn't involve tree trimming, it only involved trail trimming. Ivy trimming for hill stability was reviewed and a shrub on the east side of the trail.
- Jim called Nancy Hogan and she is not needing any tree trimming at this time.
- Anthony Moran began his survey on May 26th and is scheduled to return on June 14th and probably the 20th. Afterward, we will receive his written report.
- The tree process/procedure is ready for board review after harmonizing it with the latest City of Des Moines rules.

Meeting adjourned at 10:06 PM.