

## Woodmont Country Club BOD Meeting Minutes

July 7, 2022

The meeting was called to order at 7:08 PM.

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

### General:

- Approval of Agenda
  - There were no additions to the agenda and it was pointed out that the FAQ document would be a priority. Ali made a motion to approve which was seconded by Karin.
  - Motion was approved unanimously.
- Meeting Minutes
  - Motion was made to approve meeting minutes from June 2<sup>nd</sup> meeting as amended by Jim. Vicki seconded and the motion was approved unanimously.

### President's Report (Brian)

- Security cameras and a new knob for the gate are now installed at the tennis courts.
- We received an email from a member choosing to remove their kayaks from the plaza rack for the year. They reported some damage to their kayaks and are asking for compensation. Storage at the racks is at the member's own risk but the board will investigate if the racks need any repair. Some board members noted a big storm that was recent tossing some kayaks off the rack and filling others that were face-up with water.
- We received an email from a member concerned about an old re-bar tie-down that is at the pad being a safety hazard. Brad and Dan W. volunteered to cut it off and grind it down.
- A member asked about rowboat storage at the racks. WCC doesn't have room down there now.
- There are unknown boats in the racks. These boats will be cable locked and a note placed on them to contact the WCC BOD. There is one unknown inflatable boat believed to have blown ashore in the previous big storm. We have been unable to unite with an owner and will dispose.
- The canopy at the plaza has been working well at the events. Taking it up and down is a learning process but getting better each time.
- All the old picnic tables have been sold with approximately \$200- 300 raised.

- Mary Paynter has an interest in joining a future board but would like to learn more about it by volunteering to help with projects. Please keep her in mind for opportunities.

### **Treasurer's Report (Vicki)**

- As of 6/1/2022 the cash balance was \$28,944.68.
- Now as of 7/7/2022 the cash balance is \$37,666.60
  - Income includes membership dues, initiation fees, table donations, boat storage, and old tables
  - Expenses include utilities, insurance, social, the building of new tables, website renewal, miscellaneous volunteer lunch, and refund of overpayment of dues.
- The \$11K income in June for membership dues represents members that paid their dues late
- Two members accidentally paid twice with the Zelle app and were refunded.
- The total for table donations was \$5,000 and \$2,690 of it was received in June.

### **Old Business**

#### Bylaw Amendments & FAQ Document

- Brian presented a document that compiled all the member comments and questions. It also had a starter for the FAQ document. The board reviewed all of the comments and had several discussions about member concerns, and the amendments, and collaborated on answers in the FAQ document. Some points of discussion included:
  - Conflict of interest
    - Conflict of interest is not only for financial reasons. Our non-profit club has a smaller budget and does not perform major fundraising like many other non-profits. WCC is a social club with the board focused on managing the club's properties.
    - In addition to the board member's fiduciary duties, there is a process to determine if there is a conflict of interest.
    - With a social club there could be many varying issues that come before the board. There is no way to define "another interest" with every single possible example. Examples of other non-profits using the term "another interest" was provided. The group felt that an example from a New York non-profit guide would be a good reference for the FAQ document.
  - Staggered terms
    - The statement limiting terms to 6 out of 7 years total applies to any position or role on the board. The board discussed a few examples to include in the FAQ document for clarity.

- Examples of other local clubs' term limits were researched, reviewed, and included for the FAQ document. The Twin Lakes Country Club was specifically asked about but their bylaws are not available online.
- The board discussed if our current elections were being held according to the current bylaws especially the use of a nominating committee. It is common for non-profits to use nominating committees. The current WCC bylaws do include the nominating committee as a standing committee in Article III, Section 2.
- Brad made a motion to amend the way we put together the slate for the board at the next election with 40% of the positions up for vote and all interested candidates would be voted on by club members. The motion failed to receive a 2nd.
- Treasurer updates- the previous board had agreed the President would report verifying bank statements for the monthly meeting minutes. The board is agreeing to make this a regular practice.
- Membership Amendments
  - The multiple rentals language is intended for transfer membership to households and not properties. Property owners and their renters can have conversations about memberships so the board does not have to manage. We can also focus on building a community of longer-term members. Each new rental household would pay a temporary membership initiation and annual fee.
  - The current WCC bylaws state that there is only one membership per property but historically over the past 10-15 years have been enforced inconsistently. The bylaw amendment is meant to provide clarity on the subject. For example, current bylaws don't address multiple dwellings on a single property and don't clearly address temporary short-term rentals.
  - The board will develop criteria that can be applied consistently for pre-approved guests and rely on the integrity of our members for following them.
  - The proposed amendment allows for only one temporary membership per property but some properties might currently have multiple renters. The board considered if these should be "grandfathered" but decided not to due to concerns of member equity.

## **Committee Reports**

### **Social (Karin)**

- Garbage at the social events is an issue because Karin has to try and take it home or ask others to take it. She recommends a temporary account with Recology during the summer months for trash pickup. The cost would be the same as regular members, it is

billed quarterly and recycling is free if we want to add it. The cost for a 96-gallon bin is \$48 per month plus tax. Yard waste is \$11/month if we want to add it. The difficulty is that we must have an address for the Recology account and the plaza doesn't have one. The bins would be used for WCC events only and not private member parties/events. They can be used for the disposal of member dog poop and beach trash that is picked up.

- Gary made a motion authorizing Karin to move forward with a contract for garbage bins during the summer not to exceed \$500 for the year. Jim seconded the motion which was approved unanimously.
- A member has a set up for outdoor movies so Karin is suggesting adding another social event for August. She is busy organizing the other activities and won't be able to take this on but can promote the event and ask for volunteers in the Blast.
- The potluck is this Sunday but there have not been many sign-ups to bring dishes. The event has been heavily promoted but others have not seen the Sign-Up Genius link. She will promote it once more in the Friday Blast with the link more prominent.

#### Maintenance (Brad)

- Thank you to everyone that helps out!
- He has a short-term contract for lawn service near the tennis courts and trimming on the trails for 4 hours every other week
- A member has made a special contribution and has agreed to take care of the lawn at the plaza. Brad suggested a public thank you in the Blast and other ideas to show appreciation. The board felt that waiving dues was not appropriate but would like to investigate gift cards or other ideas.
- The gate codes have been changed and a new knob was installed on the gate at the tennis courts.
- Karin asked about mowing the grass in the plaza near the mailboxes and Brad said he would add that to the contract.
- Brad would like to spray vinegar for weed control where grass and weeds are growing through rocks and cracks. Karin thought that Carol Belland had already had plans to spray vinegar at the sports court.
- The lock at the sports court is still not working but Russ Powers is working to fix it.
- Cameras at the sports court have moved, possibly from the wind, and need to be repositioned.

#### Communications (Dan W.)

- The Friday Blast is going out very well using the Gmail account now. He has only had one bounce back. Going forward he won't be using a temporary list of members, only a list of identified members from the member database.

- Dan appreciates everyone that has been getting content to him in the Dropbox folder. He would like content submitted by Wednesday nights so he can prepare the Blast on Thursdays for distribution on Fridays.
- Dan asked how frequently the mail should be checked, forwarding of mail and how to respond. Tree requests are official WCC business. Not all board members have an official WCC email including the Tree committee chair. Ali and Vicki stated that they would respond to forwarded emails and cc Dan on the official WCC email and Jim would do the same.
- Website updates- Dan removed the older events from the website. Please let him know if there is new content or events.
- Dan asked about promoting the National Night Out in the Friday Blast. The board agreed that since this isn't a board promoted event, it would best to promote on the Facebook page.

#### Plaza Management (Dan H.)

- No report this month

#### Membership (Ali)

- The renewal process is almost complete and there are 123 members. We are still waiting for payment from 25 members and one member did move away that has not paid. She notes that there are currently 5 houses for sale in the neighborhood so the membership numbers may change in the future.
- The new process for membership renewals is being revised and improving. Vicki will use the treasurer database for membership and Ali can look up information in there. Dan will use this list too to create the distribution list for the Blast. Ali and Vicki will email Dan directly for future adds/deletes to the Blast distribution list once it has been created.
- This is the year for the directory to be published. Normally it goes out in the summer with the club rules published in it. Brian would like the board to create succinct rules without changing the content and recommended create a sub-committee to revise the rules. Everyone agreed to delay publishing of the Directory until October to include the new rules.

#### Property Interests (Gary)

- We are still waiting to hear back for a decision on the property tax appeal.

#### Trees (Jim)

- Gary expressed great appreciation for Jim for his professionalism, knowledge, and work done on the tree committee

- There are still 2 open tree requests from Dixie and Lane and we have received additional information from their tree service Thundering Oaks. Jim would like to respond to them soon and not keep them waiting.
  - The trees requested have been trimmed in the past and the request was to do the same trim. The past trimming was not done properly and the trees need rehabilitative trimming to preserve the canopy and roots which is a long-term process.
  - Thundering Oaks does not meet the best practice requirements for an approved tree service.
  - Jim recommends developing a relationship with a single tree trimming company and developing a long-term plan for rehabilitative trimming and consistent management based on recommendations from the WCC tree survey that is currently in process.
- Gary made a motion to respond to the tree trimming requests stating as the board we will not be approving them until we are able to get additional quotes and recommendations to move forward. Brad seconded the motion which was approved unanimously.
- Anthony the arborist performing the tree survey needs one more visit to complete the work. He will then provide a written report.
- There is a new request from Kjersten but we are waiting for additional information to evaluate.
- Gary pointed out that any board members that might benefit from improved views with these tree requests might have a conflict of interest and should recuse themselves.

#### Miscellaneous

- Gary proposed a future “Hearts and Flowers Fund”. This fund could be used to send something gracious or nice to members during difficult times such as losing a loved one, pet,

The next meeting is scheduled for September 1 and Brad has volunteered to host.

Meeting adjourned at 10:58 PM.