

Woodmont Country Club BOD Meeting Minutes

Date: April 6, 2023

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

Attendees: Brian Jacobson, Mary Paynter, Ali Saccone, Vicki Andrews, Susan Cwiertnia, Gary McLean, Karin Stender, and Jim Stender

General:

- Approval of Agenda
 - There were no additions to the agenda and Karin made a motion to approve which was seconded by Ali.
 - Motion was approved unanimously.
- Meeting Minutes
 - Motion was made to approve meeting minutes from March 2, 2023, meeting by Ali. Mary seconded and the motion was approved.

President's Report (Brian)

- Brian has looked at the Treasurer's bank records and everything is in order and appropriate.
- The Board has a request from Fred Andrews to share the link for the annual Woodmont video in the Friday Blast. Since the Club website and Friday Blast are historically reserved for Club business, it was discussed.
 - Jim made a motion to allow Fred's link to the community video in the Friday Blast. Ali seconded the motion which passed 2-0.
- Recology was contacted to try and get yard waste and garbage removal at the Plaza. This has been difficult due to issues involving the address. The last request was made in September 2022 but the person is no longer there so a new person is investigating. A special events dumpster for the Spring Cleanup was also requested but would be expensive. Other options were discussed such as quotes from other companies vs. Jim Stender hauling a trailer to the dump.
 - Gary made a motion authorizing the Chair of the maintenance committee not to spend more than \$2500 to facilitate lunch, engage labor, and a dumpster with haul-away for the Spring Cleanup. Jim seconded the motion which passed unanimously.

Treasurer's Report (Vicki)

- Vicki had little to report except for some regular monthly bills as expenses. She had some procedural questions about pro-rated memberships for new members that we also discussed.

Unfinished Business

- Plaza Entry Sign- Brian contacted the City with the revised plans that should not require a permit. He asked the City to confirm the permit is not needed and waiting on a response.
 - Cost estimates for the revised sign plan totaled \$5963. This includes the slab, steel pipe, lettering, stones, soil, and gravel.
 - The cost of the stones is \$1800. He is checking on a 2nd recommendation for stones that may be less expensive.
 - The concept for the sign letters was reviewed.
- Plaza Gate- At the March General Membership Meeting there wasn't opposition to the gate being closed 24/7. Some Board members have voiced concern about the age of the gate and increased wear and tear due to increased open/close repetitions. The gate was donated a long time ago to the Club with a lifespan that should last until 2010. The gate has been kept functional with repair and replacement parts that are no longer available. The Club benefits from the gate and it is worth the Club to maintain. The Board will need to make some future decisions about the gate. Estimates for a new gate operator run from \$1,800 to \$3,000.
- Plaza Improvements- In the last meeting the Board voted to purchase 6 Adirondack chairs. Some affordable and durable options were presented that are foldable and available in different colors.
- Legal Services for the Tree Form- The motion made during the October 2022 meeting authorizing legal services for the tree form was read back to the Board. It doesn't have a not to exceed clause.
 - Gary made a motion to engage legal counsel for purpose of obtaining recommendations and review of the Club's tree-cutting policy and forms, including without limitation: hold harmless provisions; language explaining no view easement created by approval of any cutting request; and requestor's responsibility for restoration work, corrective action, payment of appropriate penalties or possible liquidated damages arising from improper or unauthorized tree cutting in violation of Club rules or scope of any authorization granted by the Board – for an amount not to exceed \$2,500.00. Mary seconded the motion which passed unanimously.

New Business

- Property Interest Legal Opinion- It is in the best interest of the Club to get a legal opinion about the property that belongs to it to answer some questions.
 - Gary made a motion to engage legal counsel to review current property records, legal instruments, and recorded documents for purposes of generating an opinion letter addressing, clarifying, and confirming Club property boundaries and property interests – for an amount not to exceed \$5,000.00. The motion was seconded by Vicki and passed unanimously.

Committee Reports

Maintenance (Dan W.)- Absent, no report. Jim Stender recommended having Dan put a sign to warn others not stand behind where the plaza gate closes.

Social (Karin)-

- The Board has permission to share the Burning Saucer Event with community members and will list it on the website.
- We have received a request to have a petting zoo at the Plaza for a birthday party.
- Karin is still trying to follow up with a Club member to see if they will perform a music event at the end of June.

Communications (Mary)- Mary had some questions and suggestions for how members in the same household but with different last names are listed in the directory.

Membership (Ali)

- There is one new paid member, one that recently moved, and another new member that may be paying soon.
- The Club has had repeated requests from someone outside the boundary to join. The Board will not consider the request and cease communication with the requestor on the issue.
- The photos on the Club website are from 2007. Ali would like to update the old photos with fresh new ones.
- Some members have been asking for the WCC decals that go on the cars. The Board agreed that stickers are not required to park at the Plaza so there is no need to order more.
- Brian revamped the electronic membership renewal form for 23/24 to a simple check box to renew.

Property Interests (Gary)- Since the Club lost the appeal on the high property value for the watershed property, the Board should consider if we want to keep that property. Some options were discussed but it was felt that Club members should also weigh in with their opinions on this matter.

Trees (Jim)-

- Dixie Small's request on delay due to the issue where the arborist report submitted to the City only included 4 trees but she wanted a total of 8 trees trimmed.
- Liz Nakabayashi has her trimming scheduled for some time in May with the exact date unknown. Will remind her of the 5 day notice requirement.
- Kjersten Johansen has some ivy that was removed from a tree but now she is requesting some branches removed. This will need follow-up.
- Mary Michael DeLacy wants to add another tree to her request. We are unsure of her request since only 3 trees were discussed. This will need follow-up.
- The Board requested tree #84 trimming near the overlook- waiting to combine it with other work. There is a vine maple touching the overlook that Anthony, the arborist, said is too small to be considered a tree and can be cut.
- Tree Process draft has been updated to include some language about trimming for views for Board review and consideration.

Plaza Management (Dan H.)- Absent, no report.

Meeting adjourned at 9:28 PM.