

Woodmont Country Club BOD Minutes

August 3, 2023

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

Attendees: Brian Jacobson, Mary Paynter, Ali Saccone, Vicki Andrews, Dan Wahlstrom, Gary McClean, Patti Petruska, Mike Mesticella, Sarah Michel, and Amanda Jackson.

General:

Approval of Agenda

Gary moved and Mike seconded, passed unanimously.

Approval of Minutes of meeting of 6-20-2023

Sarah moved and Vicki seconded that the minutes be approved as amended.
Passed unanimously.

President's Report (Brian)

Treasurer Records

Brian has looked at the Treasurer's financial reports and bank records; everything appears to be in order.

North Beach Road Maintenance Update

Permit application has been submitted.

Discussion regarding possible restoration of a pullout area that used to be suitable for picnicking, with smaller rock, easier to walk on. To be re-visited.

Entry Sign Update

Thanks to Dan for connecting us to National Sign Corporation, where he works, as an option to do the whole job "turnkey." Dan outlined several options and will bring us their bid.

Citizens Advisory Committee

Ryan Crompton is a member of the Citizens Advisory Committee for Des Moines. He represents us and other areas and requests input from the BOD as well as from individual members. Our input includes these concerns:

Concern that the city did not complete adequate mitigation of impact of tree removals in the canyon.

Improved enforcement of water safety ordinances including wearing of life jackets and possible passage of a no-wake ordinance (other cities have this but Des Moines does not).

Hazardous corner where Marine View Drive meets Woodmont Drive.

Steve Edmiston Request

Steve Edmiston would like some time on the BOD's agenda to present his ideas around preserving the canyon. We discussed

- a) whether we honor requests from members to present at a BOD meeting
- b) whether or not we should require a written proposal from a member prior to approving their appearance at a BOD meeting
- c) process for members to give input to the BOD (in addition to emailing

woodmontcc@hotmail.com).

Brian will reach out to Steve to get more information in writing that can be shared with the Board prior to granting time on our agenda.

Property Survey

Both the Club and individual owners make use of property in the Plaza area, yet the property lines are not clear. The concrete pad is shared. We use it for parking and may at times be parking on the property owner's land, due to insufficient clarity about boundary lines. The shuffleboard court is also used by club members but there may be different interpretations around the property line.

Motion Sarah moved that we engage the services of a professional surveyor for the purpose of establishing boundaries around the Club Plaza property, particularly the southern and southwestern portions, not to exceed \$3000. Motion passed.

Social Events

Per WCC Club Rules (Plaza, item 6.), "Reservations are required for group events when more than 30 people will be attending. These reservations will require Board approval." At one of the Jellyfish Jams, a group talked about having more events this summer and also wondered whether the next Jellyfish Jam could have a food truck. This led to two requests for BOD approval of private events for up to 60 people that would include live music and food trucks. Discussion and questions:

- 1) What is the BOD's stance on social events? Can any member organize an event and book it through the Plaza Reservations process?
- 2) Should we allow food trucks for private events? Food trucks have a bigger footprint (noise, diesel exhaust) and have more impact on the Plaza and adjacent property owners.
- 3) Do we need a rule that prohibits open invitations, including social media invitations or public signage?

The Board agreed that guidelines should be created to help the Board in considering future requests.

Shade Sails

Brian shared that the sails had been left up longer than typical because of the wonderful weather, but when the weather suddenly changed, he had to rush to take them down, fearing

damage from wind and rain. In the future, we will only put for Club events, as has been our prior practice.

Treasurer's Report (Vicki) Expenses are in line with budget projections, and we have a healthy cushion for covering any unanticipated expenses.

Unfinished Business: Section 1.4 under Member Entitlements Pre-Approved Guests

Following up on an item first discussed at the June meeting, wherein we saw a need to clarify guidelines for accepting a request for pre-approved guests, and specifying a threshold for the length of a stay under which a guest could be eligible for pre-approved guest status.

Bylaw Language

"The Board is authorized to consider and decide upon written requests submitted by any Active Member to authorize temporary access to Club venues by a designated person deemed to be an extended-stay or regular guest of the member, so long as such guest is not a short-term renter, boarder, or lodger paying to stay on the member's lot. Examples of such individuals include, but are not limited to, house-sitters, nannies, long-term caregivers, and family members or close friends visiting for extended periods of time. The Board may adopt procedures and criteria to consider such requests, and shall have authority to approve, condition, limit, or deny any request. A current list of Pre-Approved Guests with access to any Club venues or facilities shall be maintained by the Board and shall be available to Members upon request."

A form is available on the website and members are to use this form to make a request for pre-approved guests.

Guidelines for accepting a request

- Request must be made with advance notice, allowing the Board to review in a regularly scheduled meeting. (Website asks for at least one month in advance.)
- Requests must have a defined window or schedule, representing a minimum of 30 days.
- Guest(s) should be providing services and/or staying in the owner's home during that defined period of time.
- The owner is not being compensated for the privilege of stay.
- Request is within the spirit of Pre-Approved Guest language in Bylaws.

Motion Patti moved and Sarah seconded that we accept the Pre-Approved Guests Board Guidelines. Motion passed.

COMMITTEE REPORTS

Tree Committee (Patti) There is an issue with Kjersten's tree request. The numbers do not align. Meantime, some trees have been chopped. Kjersten did admit to cutting these trees. Brian asked Patti to obtain a quote for correction/restoration of the chopping. Patti got a bid of \$300 to correct the chopping of the one tree that was part of our arborist's plan.

Motion Patti moved and Dan seconded that we require Kjersten to pay for the restoration of tree #244 and incorporate such restoration work into her current WCC tree request. Motion passed.

Patti will research how other HOA's handle this. We want to head off more unauthorized tree cutting.

Motion Mike moved and Ali seconded that we send registered letters to every homeowner on the bluff that would clarify restrictions and processes related to any tree cutting on club property. Motion passed.

Tree #84 was to be a pilot project for our multi-year tree process. Patti obtained a quote of \$1000-1300 for year 1.

Motion Patti moved and Dan seconded that we hire a tree cutter to do first year maintenance on tree #84, not to exceed \$1300. Motion passed.

Motion Patti moved and Ali seconded that we form a Board subcommittee to review Anthony's (club arborist's) draft report with the goal of approving it and then sharing it with WCC membership. Motion passed.

Maintenance Committee (Dan) Two nests of hornets/yellowjackets have been removed. We have paid \$750 for four lawn maintenance visits that included some trail maintenance. We will now hold off on lawn maintenance until fall. The Laurel hedge along Bootlegger trail is mostly trimmed, with some additional work to be completed now that the yellowjacket nest is gone. Dan obtained a bid of \$550 for trimming the sport court hedge.

Motion Dan moved and Sarah seconded that we hire the \$550 bidder to trim the sport court hedge. Motion passed.

Membership (Ali) Renewal-chasing is nearly finished. There are some remaining issues. Membership is a two-part process:

- 1) Complete the application form, which is available through the website.
- 2) Pay dues.

Per bylaws, members are delinquent if dues are not paid by June 1, and will be suspended at the discretion of the BOD if they have not paid dues within 60 days after they become delinquent.

Motion Ali moved and Mike seconded that we send registered letters to delinquent membership applicants informing them that they have 10 days to complete the process, or their membership will be suspended for failure to pay dues as provided in WCC Bylaw 5.1 Motion passed.

Communications (Amanda) The Board applauded Amanda for the quality of the Friday Blasts. No other report.

Plaza Management (Mike) Received a request and forwarded to Sarah for an event that involves about 60 people, live music, and a food truck. This request requires approval of the BOD.

Motion Mike moved and Ali seconded that we approve Sharon's request for a private event for about 60 people, with a food truck and live music, on August 5. Motion passed.

Social (Sarah) A group of Members have expressed a desire for a Labor Day weekend event, either Friday or Saturday. They have obtained a quote of \$500 for a band and proposed to cover this expense themselves. The Board will sponsor this event and cover the cost of the band.

Motion Sarah moved and Gary seconded that we have a Jellyfish Jam on Friday September 1. Motion passed.

Meeting adjourned at 9:50.

Respectfully submitted,

Mary Paynter
WCC Secretary