

Woodmont Country Club BOD Minutes

September 7, 2023

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

Attendees: Brian Jacobson, Mary Paynter, Ali Saccone, Dan Wahlstrom, Gary McClean, Mike Mestichella, Sarah Michel, and Amanda Jackson.

General:

Approval of Agenda

Amanda moved and Sarah seconded, passed unanimously.

Approval of Minutes of meeting of 8-3-2023

Gary moved and Amanda seconded that the minutes be approved as written.

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.

- 1. Entry Sign:** Received a bid from National Sign: they are unable to provide engineering, which was our main need.
Another engineer also indicated deeper than 24" for footing.
Considering a "like for like" upgrade/repair of our current sign, with lettering as previously discussed, and adding stones and a low wall, with no engineering required. Stones will be unconnected to the sign and can be placed after the new board is up.
- 2. Resolution of Issue involving water observed running from direction of Sharon Morehouse's property toward the bluff:** Received letter from Sharon Morehouse in response to a 12-3-21 letter sent by Brian regarding water observed running from the direction of her property towards the bluff.
Her letter is being placed in our Communications folder
Brian responded to Sharon indicating that the problem resolved itself and no further investigation was done to definitively identify the source.
Brian also thanked her for documentation of what appeared to be an appropriately installed and maintained system. Drawings provided indicate a 1,000 gal. vault, a line that directs water up to a storm drain at the street and an emergency overflow dispersal trench running the width of the west side of her property.
Considering this issue is nearly 2 years old and there have been no subsequent occurrences, Brian considers this matter closed.
- 3. Reminder to the Board of Bylaws stating,** "The general management and control of affairs in the Club shall be vested in the Board of Trustees, consisting of 10 members."

With so many members in this Club, it is efficient and practical that a 10 member Board would represent varying points of view. We must be cautious not to have the wishes of a handful of members divert the Board from its business or cause hastily made decisions.

Individually, we do not have the authority to make a decision or approve a request.

We are able to clarify rules or processes for other members, as would any member.

4. **Reminder that Club communications should cc Hotmail account.**
5. **Plaza reservations has a new form** that includes more details. Communications will come from our Club Hotmail account, as is done with tree requests.

Treasurer's Report (submitted by Vicki advance of the meeting

Notable payments:

- \$2600 for survey
- \$700 for routine landscape work
- \$550 hedge trimming at sport court
- \$2200 laurel trimming on Bootlegger Trail
- \$282 Federal Way Schools for general meeting facility

Unfinished Business

- 1) Watershed Property (Gary) This is a longstanding issue, on the agenda for information and discussion. Discussion ensued.

- 2) Club Land Survey (Brian)

Background: The Club shares property boundaries with many homeowners and has some complicated agreements with access and easements. Through Brian's personal experience and reading old minutes it is evident that the Club has taken steps to prevent encroachment and adverse possession claims. One example is that the North Beach Road gate was closed for 24 hours once a year, for many years. A 2004 easement ended the need for that.

One homeowner encroached on Club property over a period of many years, including home remodeling over the property line that resulted in the Club turning over about 2 feet of waterfront property in 2014 in exchange for \$5000.

The Charity and Nonprofit Board Service in Washington State: A Quick Guide, makes clear our fiduciary Duty of Care, stating in part, "The board of directors has the duty to protect, preserve...the corporation's assets..." This is a part of our job as a Board.

Members discussed recent issues involving club boundaries; use of club property; parking; access issues. Survey is in process, as well as research into recorded documents addressing property history.

New Business

SR3 is a Sealife Response, Rehabilitation and Research organization with a facility in Des Moines. A couple of club members have reached out to me to share that SR3 is looking for a site to release recently rehabilitated seals and Woodmont offers a unique beach area closer to

the natural habitat of sea life, compared to the more populated Des Moines, Redondo or Saltwater State Park locations. An official request would come in if NOAA were to agree to this location, but we could consider an advance approval, contingent on NOAA's approval and the receipt of an official request.

Motion Gary moved and Sarah seconded a motion to allow SR3 to release a seal at our beach subject to action by government agencies as required by law. Motion passed unanimously.

Tree Committee (Patti Petruska)

1. Mary DeLacy: City of Des Moines Tree Permit has been approved and communications has been sent to Mary for the next steps required for tree service to occur. We have had a few date and time changes in the scheduled tree service work due to equipment issues. Work has been rescheduled to Monday morning Sept 11th. We have scheduled a walk through (Ali or Patti) prior to tree work to occur on Monday 9-10-2023 with Landmark Tree Care. After tree work is completed, photos are planned for Sept 12th.
2. Kjersten Johansson's Tree Permit was submitted on Aug 28th to the City of Des Moines requesting approval. This permit included the additional restoration request on tree #244 by WCC Board. Permit has been entered into Des Moines permit process and Kjersten was notified payment for permit is required. Kjersten has made the payment; the permit will now be entered into the review process for approval by the city of Des Moines.
3. WCC Tree #84 Tree Permit was submitted on Aug 28th to the City of Des Moines for approval. Waiting for a permit to be entered into the permit process to make payment.
4. WCC Tree Subcommittee members were selected. Patti Petruska will lead the subcommittee, Brian Jacobson and Gary McLean will also be members. First meeting is scheduled for Sept 12th. More to report in the next Board meeting.

Plaza Management (Mike)

There has been some damage to a pole, which must be removed. Discussion around whether Carlotta's wedding staff should be allowed to string their own lights, and how this might be done. The wedding has been an evolving situation.

Motion Dan moved and Mary seconded that the lights should be taken down. Motion passed by a 4-3 vote.

Further discussion about use of our Plaza as a wedding venue ensued. We may need detailed guidelines if we decide weddings are to continue to be allowed.

Membership (Ali)

Not all payments for boat storage have been received. Ali and Mike will reconcile boat registrations and payments and contact members as needed.

Situation with two dwellings on one lot. Second household will need to pay both membership and initiation fee. Money will be refunded to those who paid dues but failed to complete the required membership form.

Social (Sarah)

December 9 will be the Tour d' Woodmont date. Recruiting volunteer hosts for three houses will go into the next Blast. We need to increase the stipend.

Wander Woodmont (outdoor lights and walking the neighborhood) started during Covid. We will discuss and decide at a future meeting whether to continue this event.

Maintenance (Dan)

- 1) The Bootlegger sign needs to be replaced. Dan will ask for a volunteer through the Blast.
- 2) Need a load of chips to be spread on the trail. This could be part of a Fall Cleanup Day. October 7 is tentative date for this.
- 3) Weeds in the Plaza—Dan will do.
- 4) Shed door needs adjusting.

Communication (Amanda)

The Blast will be skipped this week and frequency will decrease as activities are scaled down in fall and winter.

Meeting adjourned at 9:10.

Respectfully submitted,

Mary Paynter

WCC Secretary