

WOODMONT COUNTRY CLUB GENERAL MEMBERSHIP MEETING MINUTES

3/20/14

COMMITTEE RESPONSIBILITIES

Roll Call

Present

President

Jim Boyd

Cara Zemanek

Vice President

Carol Belland

Carol Belland

X

Treasurer

Jim Wadhvani

Meggin Hunt

Secretary

Lisa Kindred Steele

Jan Markquart

Membership/
Social Back-up

Sharon Morehouse

Jim Wadhvani

X

COMMITTEE DIRECTORS

Jim Boyd

X

Social

Sue Clarke

Sue Clarke

X

Trees

Meggin Hunt

Lisa Kindred Steele

X

Plaza Reservations

Jan Markquart

Sharon Morehouse

X

Communications

Cara Zemanek

Maintenance

TBD/Jim Boyd

Meeting Business and Items Discussed

The Woodmont Country Club General Membership Meeting of March 20, 2014 commenced at 7:07pm. The below noted events occurred at this meeting.

Roll call	Jim Wadhvani performed the roll call; total of 27 households in attendance which was enough for a quorum, additional members arrived after roll call.
Minutes from General Membership Meeting of May 21, 2013	Approved
President's Report	<p>Jim Boyd, "One of the great things about living in Woodmont is that we have a sense of community; we know our neighbors, have potlucks and holiday events, and we do whatever is important to us as a neighborhood. Thank you, everyone, to those who pitch in for potlucks, clean-ups, and regularly pick up trash beside the roads and more. I especially want to thank the Board Members; Carol, Jim, Sue, Jan, Sharon, Cara, Meggin and Lisa. These people spearhead all of our events and club projects. I've been President for four years but am stepping down as I've accepted another position. I will consider a different position in the coming years but must step down and offer someone else the opportunity to lead our club. We are looking for someone else to head this post and need someone who is interested in being a part of this community. There are a couple of other board positions opening up, too.</p> <p>As a club, we are challenged to find volunteers and many of you have already participated but we need to find people to join. We have seen homes sold, new neighbors and we're hoping for more growth as the real estate market improves.</p> <p>Expansion of membership is also a challenge. And, we've been talking about this issue for sometime. The present expansion proposal includes households that are already a part of our community.</p> <p>The maintenance list is expanding, too. We accomplished a few things last year but we have much to do. The bank that slid in the North Beach area is going to be an on-going issue for the club and we need to balance 'Nature' with efforts to protect homes. We are getting good advice and are looking to move forward.</p>

Treasurer's Report	P/L and Budget vs. Actual reports were distributed by Jim Wadhvani. Salient points: 70% of the households within WCC boundaries are paid members. Of these paid members, 40% are senior memberships as opposed to last year with 29% senior memberships. We have slightly more than \$20,000 left in the fund.
<u>Old Business</u> Potential Expansion	<p>Jim Boyd said, "We've discussed this issue and are looking to include homes that were not here in 1915 but cannot access their homes without driving through club property. We've been working on this for the past year and determined the expansion would offer the same membership to those we are looking to include; homes in lower Woodmont at the end of 7th, 8th and 10th Avenue South, on North beach road, as well as in upper Woodmont off of 264th.</p> <p>The board has pared down the list of pros and cons, as well as a few questions (handout offered by Carol). We're assuming the interest will be similar to the current membership of 70%.</p> <p>Legal opinion: One issue that's come up in the past is that we may lose some of our common property. This is not true. We have the potential for losing property if the club disbands or ceases to exist. We have an advantageous tax break as the waterfront is not taxed at full-market value. It is club property used for recreation only and we are not jeopardizing this, either. We cannot envision any other situation that would jeopardize our club but we have not sought a legal opinion, either. Twin Lakes jeopardized their tax benefits by opening up cash memberships, plus they have covenants to enforce.</p> <p>Based on the original deed, the WCC boundaries will be established by the members of the club per the bylaws as it states, "Anyone who has property in the plat of Woodmont Beach" which is stated on the deed as the legal description. There have been changes to our defined boundaries since the club was established in 1915.</p> <p>One resident spoke and suggested we seek a legal opinion of the action we want to take, as well as suggested we consult an attorney before taking action. A few others spoke and suggested we seek legal counsel.</p> <p>Sue Clark said one change was performed in the 1950's and there is no record of the club consulting with an attorney at that time. There is record of the club seeking legal advice but this pertained to tax issues and a proposed "limit" to club membership.</p>
Potential Expansion Cont'd	<p>There were several WCC members who stood and spoke of the legality of this issue, what had been discussed or researched in the past and history of recorded deeds.</p> <p>It was moved, seconded and voted to approve to "Vote on the expansion issue during our May, 2014, General Membership meeting.</p>
<u>New Business</u> Open Board Positions	<p><u>Maintenance</u>: The Maintenance position is open due to the departure of Tom Rack.</p> <p><u>President</u>: Jim Boyd is stepping down.</p> <p><u>Reservations</u>: Jan Markquart is stepping down.</p> <p>Jim Boyd has asked Virgil Stieger and Brian Jacobson to head a nominating committee. Carol and Jim have a list of candidates for president.</p>

Hillside Slide Issues	<p>Jim Boyd asked if everyone attending had seen the damage sustained at North Beach. He also said, "We've had a few groups out to review and offer opinions/bids".</p> <p>Matt Small secured a geo-tech report and suggested we do not wait too long before taking corrective action.</p> <p>Jim Boyd reminded us that we cannot put debris over the bank. Jim also said there is a lot of water that runs onto the patch to the north of Sharon's home. And, he said this issue is a priority for the Board.</p> <p>Brian Jacobson asked for us to be clear and balance our legal responsibilities with that of being 'a good neighbor'. He said we cannot assume responsibility and set a precedence by assuming responsibility now.</p> <p>We can mitigate future risks by planting, seeding, installing fabric, etc., but this was an 'act of God' and there's not much you can do about that.</p> <p>Jim Wadhvani asked for the Board to have the authority to spend reserves for maintenance purposes when necessary or crucial. It was moved, seconded and a vote approved for the Board to spend reserves for emergency maintenance purposes.</p>
Spring Clean-Up	<p>Our Spring Clean-Up has been scheduled for the weekend of April 26-27th. We have a dumpster for green waste. The dumpster will be available for 7 days but Saturday is the main event. We provide coffee, snacks, water but ask that you bring your own tools as we'll divvy up the tasks. These include but are not limited to; repairing picnic tables, cleaning trails, weeding, pulling ivy, etc. Sue will check to see if the dumpster can be moved out by May 1st as there is a scheduling conflict. And, she's also checking to see if we can get a small dumpster dropped off in Upper Woodmont so we don't have to haul debris from the plaza to Upper Woodmont.</p>
<u>Committee Reports</u> Trees	<p>We did spend money on trees and will have to invest more for tree maintenance this year. If there are any trees on club property that you feel need to be addressed, please bring this to the attention of any board member.</p>
Social	<p>Sue Clark said, "Every year, we have a number of events starting with our Father's Day Breakfast at the Plaza. We have the Kid's Parade at the end of July and we do have volunteers to head up the committee. Potlucks in the summer are mostly on Sunday afternoons but we will have one or two scheduled for a week night. We have movie night the weekend before school starts. And, the holidays put us in the mood for "Tour du Woodmont"</p>
Membership	<p>Sharon Moorehouse said, "We have a few new members and a couple of them are here tonight. I'm also a self-proclaimed pet-policeman and ask for dog walkers to clean up after their pets.</p>
Communications	<p>Jim Boyd spoke on Cara's behalf, "We're doing our best to send out emails. If you are not getting them, please be sure to give us your current contact information".</p>
Maintenance	<p>Jim Boyd said, "The tennis courts need some work, the picnic tables need to be repaired and we need to repair the stairs on the trails. We also need new locks on the gate, as well as main gate maintenance.</p>
Plaza Reservations	<p>Jim Boyd said, "Be sure to send your reservations into the club if you want to reserve the Plaza".</p>
<u>Other Business</u> Virgil Steiger	<p>Virgil said, "Judson Park is having a pancake breakfast the last Sunday of this month and they are looking for donations.</p>
Adjourned	<p>Meeting adjourned at 8:59pm.</p>

**The Next Woodmont Country Club General Membership Meeting will be held at Judson Park May 22,
2014**