

## Woodmont Country Club

### Board Meeting Minutes

November 21, 2019

**Members Present:** Jeremy Brewer, Carol Belland, Debra Palmer- Seiler, Sharon Morehouse, Jennifer Jacobson, Sue Clarke, Eileen Clemans, Ryan Crompton, Nancy Kennedy

**Members Absent:** Kjersten Johansen

**Approval of Agenda:** The agenda was amended to add, Sign in Canyon, Tree Cutting, and Electric work at North Beach.

**Approval of Minutes:** The minutes of October 28, 2019 were approved as presented.

**Treasurer's Report:** Eileen reported she has been contacted by Chase bank to correct our TX ID on a new account opened. She will meet with a bank representative to verify that their information is correct. She has also recently sent a letter to renters for payment of overdue dues.

**Presidents Report:** Jeremy asked for an update on the idea of appealing tax valuations for WCC owned properties. King County has recently sent new valuations to WCC and the four parcels which WCC pays taxes on have increased substantially this past year. The Board, as elected by membership to manage and control the affairs of the Woodmont Country asked for Board volunteers to research past valuations and details on WCC owned tax parcels. Debra, Sue, Eileen and Ryan volunteered and have been researching past valuations and the details on each parcel. Of the four parcels owned, three have been chosen to begin an appeal on the new valuations: North Beach parcel, and both the small and large watershed property. A discussion ensued about the best way to move forward on this project. The following motion was made: The Woodmont Country Club Board authorizes Debra Palmer-Seiler to document and submit an appeal as a member/owner of the Woodmont Country Club. Motion seconded and approved. Documentation and submission of the appeal will be primarily completed by Debra on behalf of the WCC Board. Findings of the appeal will be discussed by the Board and presented to the Membership at the March meeting.

Jeremy also asked the Board to set the 2020 annual Membership meeting dates. They will be Thursday March 19, and Tuesday May 12, 2020. The Board then discussed ideas of a new venue to hold these meetings. Carol will call several suggested locations to determine prices and availability and report back to the Board at the January meeting.

#### Committee Reports:

- **Communication:** Prior to the meeting Jennifer had sent a copy of the new directory file to Board members for review. Changes were suggested and Jennifer will create a new cover. The Board agreed that we should print a minimum of 200 and the price will not exceed \$350. Once printed the Board will distribute to members.
- **Social:** Nancy reported we still had only one household that has volunteered for the Tour de Woodmont this year. This is not enough to move forward with this event. A motion was made and seconded to cancel this event for 2019. A cancellation notice will be sent to members in our Friday

email. Nancy will thank Billie Klein for volunteering. The Board also discussed setting a date for the next Bootlegger Bash which will celebrate the 105<sup>th</sup> anniversary of the formation of WCC. Debra suggested we procure a band for this event – and will follow through with contacts. A date in August 2020 will be chosen once a band is booked.

- **Maintenance:** Ryan discussed his plan for the upgrading of the entry way to the Plaza. This includes installing new down lights near the gate, creating a new entry sign and moving it to the South side of the gate, and creating a pathway behind the existing guardrail. Ryan will get pricing for electrical work, light and a new sign. Board members will send Ryan their ideas for signage. The timing on this project is for late spring. Ideas will be presented to the membership at the March meeting. We may need a permit from the City of Des Moines on some of the proposed work.
- **Trees:** Sue will contact King Conservation District (KCD) to provide us with a survey we can send to members to gather information about how they use WCC property and any specific issues or concerns they may have specifically about the bluff and watershed. The Board will review the survey prior to sending to members. Once the survey is completed, KCD will again walk the properties taking into consideration member feedback and create a forest management and vegetation maintenance plan.

Next steps would be to incorporate findings of the above into a comprehensive maintenance plan. The Board will then work to enhance our Tree Policy and Forest Management Plan which will include member's recommendations. In the mean time, the Board has placed a moratorium on trimming trees and will email this message to all members

- **Membership:** Membership is currently at 142 and soon to be 143 with payment of new members mentioned in Treasurer's report.
- **Plaza Reservations:** Debra reported no new reservations between now and year end have been requested.

#### **Other Business:**

- **North Beach road work/ possible electrical upgrades:** Carol reported that she and Matt Small will be meeting with a contractor about graveling the road and moving rocks to fill holes. Once a plan and timeline is created she will report this back to the board for their approval. Also, Carol reported that new residents at North Beach have contacted Puget Sound Energy for a bid to place an electric car charging unit on one of the poles in the parking area. The cost of this project will be paid by the resident and not WCC. Once a bid has been received, Carol will report back to the Board for their approval.
- **Next Meeting:** January 13, 2020 at the Jacobson home.

Respectfully submitted

Carol Belland, Acting Secretary

Approved for submittal with King County Tax Appeal

Jeremy Brewer, President \_\_\_\_\_ Date