

Woodmont Country Club

Board Meeting Minutes

January 13, 2020

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

Members Absent:

Guest: Brian Jacobson

Approval of Agenda The agenda was amended to add, North Beach road repair update.

Approval of Minutes: The minutes of November 21, 2019 were approved as presented.

Treasurer's Report:

- Adding one member (Jessica Manning)
- Tax ID issues with Chase Bank is now resolved and has been corrected.
- HOA paperwork request from Stephanie Diakite completed, but asked her to contact Matt Small for the additional request for the empty lot on North Beach.
- Payment method for dues: best to be paid by check currently, contact the Treasurer if you need a different method of payment.

President's Report:

- March Membership Agenda – Discussion about properties that are owned and unused, should we divest them? Assessed valuation on the property area with swamp went from ~\$86k to ~\$186k this year because someone is building next door. Bring up at membership meeting to determine what to do with the parcels. We should send information to realtors in the club and ask them to provide input at the meeting about options. (Matt Small, Calvin Gligore, Jan Fairchild, Kristi Brewer). Other items for March agenda may include reminder of dues increase and plaza entry upgrades
- Area cleanup plan, update of Lakehaven work and update on canyon slide repair.
- Secretary Kjersten needed to leave meeting early, Carol took over as Secretary for balance of meeting.
- Place for Membership Meeting – Woodmont Elementary, Salvation Army or Des Moines were suggested. Carol will inquire about cost with Salvation Army, currently first choice.
- Property at 1115 Woodmont Beach Road has recently changed ownership. As the previous owner had not been a WCC member for a number of years a question was raised as to the eligibility of this property in the WCC.
- Carol Belland was tasked with verifying the property located at 1115 Woodmont Beach Road was included in the WCC expansion of membership eligibility. She then will email the Board with her findings. If the property is included in the expansion motion, the Board will vote via email to move forward with 2020-2021 membership for this property.
- Motion was made, seconded and approved via email: The property located at 1115 Woodmont Beach road has been verified as eligible for WCC membership in the WCC expansion vote of 5/19/15.

Committee Reports:

- **Communication:** Jennifer shared a copy of the new directory that is ready for print. The Board reviewed for final changes and expanded verbiage in the rules area. A discussion followed suggesting that all rules and information be transferred to the WCC website and the directory is printed with names

and address only. This would save on printing costs. Jennifer will move forward with this idea. Jennifer had also printed some WCC brochures for Sharon to use when talking to new members.

- **Social:** Nancy reviewed items on the WCC Event calendar. The Board agreed on holding two concerts at the Plaza and having a band at the Bootlegger Bash to be held in August. Nancy is working to get the event calendar prepared for the March membership meeting. She will ask for volunteers to work on the 105th Bootlegger Bash.
- **Maintenance:** Ryan will check Plaza for any damage caused by the recent canyon mud slide. The water may have affected our power supply. Water also cascaded through the shed and clean up will be needed. Ryan will also put together a slide show for the March member meeting outlining work accomplished and project for the next year.
- **Trees:** Sue reported that she has received comments from Board members on the KCD survey and has sent them to KCD for changes to survey. She hopes to get the survey mailed to the membership so that we will have results back by the March 19, member meeting the Board discussed work that need to be accomplished to protect bluff and agreed the first issue is destroying ivy surrounding trees and other areas that inhibit the growth of native plants. The board also discussed the possible construction of a new home in the canyon – adjacent to the North side of the gate. Would the City allow this and other future building in the canyon considering the recent slide
- **Membership:** The Board discussed distributing the new directory at the March meeting. Also – what would be needed to include a map of all eligible properties in the WCC?
- **Tax Appeal:** Debra reported she has filed for a tax appeal hearing on 3 properties, two watershed properties and the small parcel that is landlocked in North Beach. A discussion ensued about these properties and how they may be used in the future by WCC or should they be sold. Brian had provided a map so board could understand exactly here properties in question were located. The Board agreed this would be a topic of conversation at the March meeting as many members may not understand that WCC owns these properties. The valuation for the next tax year has increased tremendously and the Board believes the price of the tax assessment will increase with that valuation. Does WCC have a better use for those funds instead of paying taxes on property it does not use? Members will have a chance to give their feedback in March.
- **Other Business:**
 - **North Beach road work:** Carol reported North Beach residents meet with a contractor to gravel the North Beach road and are awaiting his bid. She will report back to the Board prior to scheduling of any work.
 - **Next Meeting: February 27, 2020** at the Jacobson home.

Respectfully submitted

Kjersten Johansen, Secretary

Carol Belland, Acting Secretary