

## Woodmont Country Club

### Membership Meeting Minutes

May 12, 2020

**Board Members Present:** Jeremy Brewer  
Carol Belland  
Kjersten Johansen  
Debra Palmer Seiler  
Sharon Morehouse  
Eileen Clemens  
Nancy Kennedy  
Ryan Crompton  
Sue Clarke  
Jennifer Jacobson

#### **Board Members Absent:**

**Call to Order:** Jeremy Brewer called the meeting to order at 7:05 PM. Due to the Covid 19 virus pandemic, the WCC Board chose to hold the May 2020 meeting virtually via Webex. Kjersten is hosting the meeting.

**Roll Call:** Members signed in virtually via Webex. All members signing in will show as participants on individual computer screens. There was a chat feature available for all participants to use. This chat information will be printed and provided to the Board for discussion on issues raised at future board meetings. The participant tally was 57 households. 36 households were needed to meet a quorum.

**Agenda Approval:** The agenda was approved as presented.

**Minutes:** The minutes from the May 2019 meeting were sent to members via email. Minutes were approved as presented.

**President's Report:** Jeremy Brewer thanked the member participants for joining the first virtual meeting held by the WCC. He expressed his overall appreciation of the great neighborhood we have and all those households that contribute. Other items presented by Jeremy were:

- The idea of rebuilding the WCC dock. Several neighbors had been discussing this concept and he wanted to know if others were interested. This would be an expensive project and include permits from the City of Des Moines, Shoreline Management and the Fisheries Departments. He encouraged anyone interested in volunteering to explore this idea to contact him.
- Jeremy pointed out that there is a change in Board members proposed on the slate of candidates the membership received. Matt Small has volunteered to move onto the Board and Carol Belland will move off. He thanked both Matt and Carol for their volunteer efforts. He encouraged other members to step forward in the future to join the Board, as new members always bring fresh ideas to this group.

**Treasurer's Report:** Eileen Clemens reviewed the current report which was provided to the members. She reported the largest expense in the maintenance category was

the repair of the Al Smith stairs and repair work done at the Sport Court. We also received a \$3,000 donation for slope maintenance from a generous member. Also, the real estate taxes increased and member donations were higher than previous years. She spoke to items that were included in the special projects category including the new Al Smith stairs and Sport court repair.

**Tax Appeal:** Jeremy informed the members the Board had initiated a tax appeal process with King County on 3 parcels of WCC owned property. The appeal was denied. He explained the 3 tax parcels the WCC owns and their location. Debra was the lead on this project. She presented information on comparables and the the lots. One lot is small and the North Beach stairs are located on this lot. One of the lots is very wet and the other was previously used as the WCC watershed. Debra explained the Board has looked at the responses from the county and has discussed what to do with these lots as we face a large increase in taxes in the years to come. Brian Jacobson explained he has talked to the City regarding the ability to build on the largest lot and the City said they would consider a proposal. There were a number of comments and questions from members about the idea of selling, donating or developing these lots. These comments were captured in the chat download. Several members volunteered to form a committee to review this issue going forward. The Board will review these ideas in their upcoming meeting.

**Budget 2019-2020:** Eileen presented the WCC 2020-2010 budget. She reviewed the proposed income and expenses and noted that there are substantial increases in taxes

- The increase in membership dues is based on the vote last year to increase both initiation fees for new members as well as a \$50 increase in dues for seniors (over 65) now \$175 per year and \$200 for all other members.
- Also maintenance is increased as we will need to find a new maintenance crew.
- The Trees category has changed to Forest Management. King Conservation District has proposed a plan for WCC to better manage the slope property and begin to replant trees and destroy ivy.
- Ryan then reviewed our current Capital plan that includes upgrades at the Plaza gate entry, including new landscaping, lighting and new signage. .

Eileen asked for comments from the members. A motion was made and seconded. Yes votes were 49, no votes 1, no answer 7.

Eileen also requested that members pay their dues with checks or bill pay checks as we do not have an electronic method available. Dues should be mailed to the WCC address, 26479 Marine View Dr S Des Moines 98198

**Board Elections:** Carol explained that in past years at the March membership meeting a Nominating committee is formed. Since the March meeting was cancelled due to the virus, the Board took it upon themselves to encourage new volunteers to come forward. Carol presented the current slate of candidates for Board positions for 2020-2021. Carol noted she will be leaving the Board and Matt Small has volunteered to join. A motion was made and seconded to approve the slate of Nominees as presented. Motion passed. New Board officers will be as follows: Jeremy Brewer, President, Ryan Crompton, Vice President, Eileen Clemans, Treasurer and Kjersten Johansen,

Secretary. Board members will include, Matt Small, Sue Clarke, Nancy Kennedy, Jennifer Jacobson, Sharon Morehouse and Debra Palmer Seiler.

## **Committee Reports**

**Maintenance:** Ryan presented accomplishments for this past year which included, Sport Court repair, Al Smith stair repair, replacement of BBQ's at Plaza, refurbishing of the play set at Sport Court, refurbishment of picnic tables, upgrade at kayak/boat rack and new signage currently being installed.

**Social:** Nancy reviewed the social calendar for the year.

- The WCC board regrets that we will be cancelling, the Father's Day breakfast, and the Jelly Fish Jams, and the two potlucks scheduled, based on current social distancing recommendations. Future potlucks are still up in the air as well as The Kid's Parade and the Bootlegger bash, however plans will keep moving forward should we be able to hold these events..
- The July 4<sup>th</sup> boat regatta will still be held.
- The Board will be monitoring recommendations from the state and consider reinstating some of these events.
- Plans are continuing for the 105<sup>th</sup> Bootlegger Bash, with an enthusiastic committee. The date is August 22, and the hope is we will be able to move forward with this event. The cost will be \$5 per guest. The plan is to have a band and a food truck for members to enjoy. Commemorative T-shirts will also be available. An invite with "save-the-date" will go out shortly.
- Members may continue with their own Friday night socials at the Plaza.
- Nancy asked for volunteers for the Tour de Woodmont to be held in December if possible.
- Members were asked to suggest new ways we might get together, while still social distancing.

**Membership:** Sharon informed members we currently have 144 households that are members of WCC. She encouraged members to ask new neighbors to join the WCC. She stated that dues have been increased to \$225 standard and \$175 for seniors. Also the initiation fee is now \$200. She noted that the Board has purchased and is installing new signs indicating private property and reminding dog owners to pick up after their dogs. Also, she reminded members that there is no dumping of yard waste on the beach.

**Communication:** Jennifer Jacobson told the membership WCC Friday emails will increase as it is the busy time of year. She also:

- Encouraged members to visit our web site for information about Plaza reservation, WCC rules the Board minutes.
- Informed the membership the gate code would change on June 1, and she will send an email with the new code.

**Plaza Reservations:** Debra reminded the members to use the WCC website for Plaza reservations and the calendar is wide open. Also, when using the Plaza for personal gatherings please, leave open a space for anyone launching a boat, seadoo or kayak via the boat ramp, and do not block the North Beach road.

**Boat/Kayak rack:** Brian Jacobson presented updated information on the storage of boats and kayaks. Brian said the interest in storing kayaks is very popular, so much so that we've exceeded our capacity. Rowboat storage is being phased out to allow for more kayak storage. Members who want to be considered for one of the limited rowboat spaces available, should contact the Board at [woodmontcc@hotmail.com](mailto:woodmontcc@hotmail.com) Members are limited to 2 total boats (kayaks or paddleboards). Additional storage will only be allowed if space permits on a first come, first served basis.

**Trees:** Sue Clarke informed the members that two very large, dead madrones, on the hill above the Plaza mailboxes will be cut soon. The area will need to be sealed off to cars while this work is to be done. An email will be sent out once the schedule is finalized. Those members that, during the meeting stated interest in taking the cut Madrone wood, should plan on coming to the plaza prepared to cut and load any of the wood they want. This must occur on the day trimming takes place. The company doing the cutting will remove any wood that is not picked up and taken away that day.

King Conservation District (KCD) has been working with us on Forest Management and Stewardship plan. A survey was distributed in January and March asking for members feedback on their use and priorities of club property. KCD received 31 responses to the survey. Staff will be supplying us with a summary of responses and also a Forest Stewardship Plan. This plan will be used to assist the BOD in the decision process to prioritize projects i.e. invasive species removal and planting work on the bluff property. KCD employs professionals such as Foresters, Engineers, Geologists, Ecologists, and Habitat professionals to name a few. They also can provide equipment we can borrow through their check-out process. This information and assistance has no financial cost to the Club. The Plan document can be used when requesting permits to show a third party plan has been completed.

**Adjournment:** The meeting adjourned at 8:35 PM

Respectfully submitted

Carol Belland, Secretary