

# WCC Board Meeting Minutes

Jan 11, 2021 (virtual)

Attendees: Kjersten Johansen, Ryan Crompton, Jennifer Jacobson, Matt Small, Nancy Kennedy, Debra Palmer-Seiler, Toni Lund, Eileen Clemans, Sharon Morehouse, Susan Clarke

## Approval of Past Minutes

- We are behind in posting meeting minutes on the website
- No edits were requested to November meeting minutes, so would like everyone to take a second look and confirm before we approve and post. Agreed to approve by email so they can be posted immediately.
- Also resending September for review so they can be posted asap.
- January coming out tonight
- Ryan to send October tomorrow night.

## Approval of Agenda

- Approved with addition of property tax discussion and tennis court updates

## Old Business

### Closing Gate All the Time – Matt

All North Beach/inside gate residence in agreement with keeping gate closed all the time. Waiting to confirm with mailman. Andersons would like to be able to give out code to their clients. Goal was to provide a remote to the Andersons so they can open from their home. We need to see if that will work. Suggest we see if parking can be available outside the gate. All deliveries will get the code (garbage, etc). Once we have confirmed with the mailman, we will have a final schedule for gate closure (when we start, what the hours will be).

### Boat Ramp Policy Committee - Ryan

Have had 3 meetings, last one in November. Carol is pulling together minutes and recommendations and then she will report to the board and provide a written report in the February meeting. There may be one more meeting of the committee to resolve a few final items. May do this through email.

Request that Carol send out a report in advance of next meeting.

### Undecided:

1. How to communicate ramp restrictions and how to enforce compliance to rules.
2. Whether to have an educational session annually
3. Where/how to setup trailer parking
4. Recommendations on boat launching

### Tree Trimming – Matt

Tree trimming is largely completed, one tree was missed at Franklins. Rich Norby has a tree that was closer to parking lot for North Beach than was thought, so that one requires notice before being trimmed. Permit was \$315, work scope on Bryce's end was \$6020, the outstanding is \$1350 for remaining work. No costs to the club once the reimbursements have been received. Did the city have a deadline for completing trimming? No, they left it open and have not been interested in any post inspection. Waiting to hear back from her by email. Will let the board know when trimming is happening in the future, since the date was a bit opportunistic this time it was missed.

### **Ivy Removal Plan – Sue**

Daily Landscaping will be out trimming ivy off bottom portion of 10-11 trees end of Jan or early Feb. These are the ones closest to the North Beach road that looked most compromised. Once we have this complete, we can decide to move forward with others. Will remove the lower 3 feet so that the ivy so that the above portions will die. They will pull the ivy out in a 2' perimeter around the tree as well. Will haul away the cuttings. Bid is \$2000. Trees are spread all along the bluff starting just past the gate. Debra requested that we get pictures to document the work and share them at the member meetings to see if we can get community involved – in an Adopt a Tree program. Eventually we could plant new natives, but not doing this in the first pass.

### **Front Entryway Plan – Ryan**

Ryan has put together more visuals for this project and has split the approach into phases. Per the city we can do lighting as long as it is 6' away from the road and behind the guard rail. City is not willing to move the guard rail. Asked us to ensure we called 811 to have underground utilities marked before we dig. Suggest adding 3 mini light poles as opposed to having one. Goal is to light the corner, the gate and the guard rail with ½ height light poles. Discussion of type of posts to use. Would like to get this done before the May meeting. Our fiscal year ends May 31, would be nice to use this year's budget.

Gate extension is \$300-\$400, Ryan will get that and install it so that you have to walk through the gate with the sign on it. In the Feb/Mar timeframe would like a work party to clear ivy and overgrowth along the entryway. That way we can start to determine the signage, and also remove the concrete panels. Toni can ask Dan to do this work, one for getting rid of the concrete and one for getting rid of the ivy. Sue can also get a quote from the people removing the ivy around the trees as well. Can we reuse the concrete to protect the porta-potty on the beach road? Will ask about repurposing those as well, just need to make sure it doesn't hamper replacement of the porta-potty. Eileen will call Headquarters to find out about clearances and share with Toni/Sue.

Next step will then be the signage, hoping to do this at the March meeting and take it to the March membership meeting for feedback, same with the lighting plan. Goal being to get entry fully finished by the May meeting.

### **Eulberg Property- Matt**

This is resolved. Narrower shuffleboard is ordered, and replacement will happen in the next month or so. The new smaller shuffleboard court was \$1210. Moving the current one up to the Tennis Court area. Comes with the pucks and sticks.

Considering putting it along the Northeast wall. There may not be quite enough room there, Matt/Ryan will work to determine approach. There is no camera mounted on a post at the NW corner of Eulberg property, just a weather instrument.

### **Property Tax Update – Debra**

We appealed three properties with the King County Assessor's office, won two but lost the appeal on the 3+ acre property and are now appealing it with the Washington State Board of Tax Appeals (WSBTS). We got an appraisal from Austin Appraisals, Steve Swank, for a valuation of \$35,000. We had a deadline of December 30th to send them a statement of value (the appraisal), evidence submission and an Opening Brief. This was sent by certified mail. Next deadline is a rebuttal of King County Assessor's Opening Brief and evidence to support by January 29th. Letter from WSBTA states the hearing for this

docket will be scheduled 18-24 months after filing. Propose we appeal again with the King County Tax Assessor once we receive the new valuation postcard so that we stay in front of the process. The taxes are paid, but we will continue with the process. In the February meeting we should decide how to present this issue in the March meeting.

## **Committee Reports**

### **Treasurer's Report - Eileen**

- We need a number for the tennis court resurfacing/repairs for next year.
- We have 151 members.

### **Communications – Jennifer**

- Can we send out a President's message to start the new year
- Thanks to Nancy for Wander Woodmont!

### **Social – Nancy**

- 36 homes participated, special thanks to Jennifer who designed signs, sent out blasts, created and produced survey monkey & map, and to Brian Jacobson who put signs together and installed them.
- Thanks also to Ali Saccone who helped with picking up donations to the foodbank, it was a sensational turnout and we donated more than we ever have!
- General feeling that we continue with Wander Woodmont in the future, along with Tour de Woodmont if we can.
- Thanks to Sharon for putting the tree at the plaza, lots of thank yous from members for that as well.
- Nancy will send out proposed dates for social for the upcoming summer.

### **Maintenance – Toni**

Reminder about the softness of the ground where the signs are around the gate where we believe the storm drain is clogged. We will remove the signs when the ground has hardened. Sue is going to help determine if the city might be on the hook to fix this drain and got a bid from Dan on fixing the drainage here. Around \$1000 to put in the drainage now to fix the area so that it can be used for parking year-round.

## **New Business**

### **Set March and May meeting dates.**

- Tuesday, March 23<sup>rd</sup> at 7pm virtually. Login available at 6:30pm.
- Thursday May 13<sup>th</sup> at 7pm – location/virtual tbd
- April board meetings on 12<sup>th</sup> and 26<sup>th</sup>
- No regular board meeting in May

### **Tennis Court Update - Brian**

- In the process of lowering Cypress on North side. Removing 8'-10' from the top to keep privacy and restore views and make them more maintainable. About ½ complete. Brian will look into if they need fertilizer to help them fill in after an extreme trim.
- Neighbor to the West is building a retaining wall, no concern for the properties, seem like it will be a nice addition for both properties. He is frustrated with the water run-off but seems to be happy to put in his own French drain and run the water to the street.
- Surface of the tennis court has been on the list of improvements needed but has not moved forward. Worried that the cracks that are starting to form will create a more expensive project, and maybe we can address it sooner. At least by getting some estimates soon and understand how we should mitigate the issues (cracks are forming). This was slated for 2021-2022, so let's do some legwork on it now. Toni and Brian will work on this.
- Crank on Tennis court net is broken and needs to be replaced. Can be bought off Amazon, Toni will work on this, and Ryan can assist.

#### **Boat Storage – Brian**

Currently full with a few people asking. Propose waiting for next year to see what happens, but we could revisit the boats/paddleboards and see if there is anyway to squeeze out a few more slots.

#### **Moved to next meeting:**

- **Shed Repairs and New Internal Light – Ryan**
- **Groundwater Mitigation inside Gate - Toni**
- **Agenda for March and May meeting - Ryan**
  - Decide what major items and issues (Boat Policy, Property Tax Issue, etc.) we want to bring to membership
- **Spring Planning - Ryan**
  - Spring Clean Up
  - Events/Virtual Spring Event
  - Long Range Capital Plan Survey and Update

**Respectfully Submitted,  
Kjersten Johansen**