

Woodmont Country Club General Membership Meeting Minutes

Date: March 22, 2022

Location: Holy Trinity Lutheran Church Gym

Board Members Present: Brian Jacobson, Dan Himelic, Eileen Clemens, Susan Cwiertnia, Gary McLean, Jim Stender, Ali Saccone, Karin Stender, Toni Lund, Melody Edmiston

Call to Order: The meeting was called to order at 7:10 PM by Brian Jacobson

Roll Call: Following member check-in, roll call was read from the list by Susan Cwiertnia. There were 47 member households in attendance which constitutes a quorum.

General:

- Introduction of the Board to the members
- Introduction of new members and anyone that has not attended a general meeting in person.
- Meeting Minutes
 - Brian Jacobson made a motion to waive the reading of the previous general membership meeting minutes since printed copies were available to all. Edie Staiger seconded the motion. The motion was approved by voice vote.
 - Brian Jacobson asked if there were any comments about the minutes. There were no comments, so he made a motion to approve the minutes. The motion was seconded by Nancy Kennedy and was approved by voice vote.

President's Report (Brian Jacobson)

- The Coffee with the Board events have been a great experience. Thank you to the community for their participation and ideas.
- Safety & Security- The community brought up the idea of a Blockwatch which the board has continued to promote. At the end of the meeting, Dan Wahlstrom will discuss this in more detail.
- Security Cameras- The community has expressed interest in using security cameras on private property and club property. In the spring the board will discuss the use of cameras at the plaza and the sports court.
- Trees in the Canyon- In 2017 the city cut some trees in the canyon and promised to replant 3 trees for every 1 that was cut. They have not done this yet so the board will follow up. More recently the city cut down eight trees at the top of the canyon and some have fallen into the creek. The board is also following up with the city on this issue.
- Leash Policy- Some members have expressed concern about leash policy not being enforced for dogs on the beach. It is unclear if the current rule pertains to dogs on the beach. The board will consider a future rule that dogs on the beach under voice command and not disturbing others or the environment may be off-leash. We would like comments and inputs from the community on this.

- Water Main Replacement- The project in lower Woodmont should be wrapped up soon. Lakehaven needs a 4-day window with temperatures above 50° F to complete it.
- Plaza Entry- Recently ideas for improvements to the plaza entry have been shared via email in the Friday Blast. The concepts include low walls on either side of the entrance, 2 large stones with a wood sign and metal letters, and 1-2 decorative lamps. Please send comments because between now and May the board will discuss. We will move forward if we feel there is support and plan for in the 22/23 budget. This project would rely on volunteer labor.
- Tables at the Plaza- The current tables are worn out and tired. The board is proposing that these be replaced with tables similar to those used at state parks and suitable for harsh environments. We would like to purchase tables with a galvanized steel frame and wooden seats and tops that are easily replaceable.
- Food Truck Fridays- The board is proposing to scale back the food trucks to 3 special events this summer which are the Jellyfish Jams. The other Fridays will be scaled back to the previous casual gatherings that were popular pre-pandemic. Food trucks will be considered with special permission for private events. This was requested due to issues with clean-up and people wanting to return to casual Fridays. We are requesting feedback from the community on this direction.
- Plaza Canopies and Lights- Canopies and lights were installed at the plaza for the Bootlegger Bash. The board is considering leaving the lights up during the summer for use at events. The canopies are easy to setup and down and could be used for special events but not left up. The board would appreciate community feedback on the lights.
- Public Comments
 - Lee Terry- Her company has water jets so she is volunteering to assist with cutting of the metal letters for the plaza entry sign.
 - Leash Laws at the Beach- There is concern about clean up of poop on the beach. Please ask the community to clean up if their dogs are off leash at the beach.
 - Ann Ardizzone- asked for clarification on replacement of the trees that were cut down. Gary McLean followed up with the city today and they had forgotten about the tree replacement due to staff turnover. Gary is asking for the community to contact the city to remind them to follow up on tree replacement.
 - Trish Davis- Thank you to Dan Wahlstrom for his work on Deadman's Curve.
 - Bill Dwyer- Expressed concern about a washout at the end of his driveway due to the trucks on the water main project. It is dangerous to walk on the side of the road. Will Lakehaven fix this? Will discuss details later with the board so they can address them.
 - Broken glass near pull out for park in the canyon- A member commented that there is broken glass and was concerned. Another member stated that is broken safety glass and not of concern because it is not sharp.

Treasurer's Report (Eileen)

- Please see the printed report for details of the expenses.
- Line item for Registration, Legal, and Insurance is for \$10 registration with the state and the remaining expense is liability insurance.
- Facilities line is expenses for the two outhouses.

- Social expenses are different this year, please see the notes on the report for details. Essentially, we charged for attendance at the Bootlegger Bash which partially offset the expense of the canopy sun shades.
- Real Estate Taxes- The second payment is not in yet but expects this expense to total \$6800 for the year.
- Utilities expense- This line item is for the water and lighting bills (PSE)
- Website and Directory- this line covers the expense for our domain name and service for the website. The directory is published every other year.
- Meeting room line item is for the general membership meeting room expense. We are paying \$250 for each meeting this year for a total of \$500.
- Special Projects line item- The remainder of the sunshade expense is here along with the sports court maintenance.
- We have \$23,000 more expenses than income due to a large reserve and the need to maintain the club properties.
- Public Comments
 - Trish Davis asked about when the picnic tables would be purchased because they really need to be replaced soon. Th board responded that the picnic tables are not in the budget for this fiscal year but if approved in the next budget year would be purchased prior to the summer events.

Old Business

- Bylaws- work is continuing to update the bylaws. The board will pay for a consultant that is the author of the not-for-profit handbook, for review and recommendations for needed changes. We will align our bylaws with new legislation that became effective this year. Highlights of the updates include defining the role of committees, term limits for board members, conflict of interest language, review of Treasurer’s reports, define membership types, and language for limitation of liability for the board.
 - The limitation of liability needs to be included in the articles of incorporation which have not been updated since 1915.
 - The draft language will be presented to the community for feedback.
 - The updated bylaws will be presented as a package for voting and will require a two-thirds vote of the membership for approval.

New Business

- 2022-2023 Budget- Eileen presented a draft budget where the total is close to being complete except for the Special Projects which still need to be determined. The picnic table project would go there once the board talks about those expenses. She explained some changes in classifications such as changing the name of Legal Defense to Legal and Professional Services. Forest Management may be changed to “Critical Area”. Actual expenses for Maintenance this year are lower than expected due to volunteer labor. We need to keep funds in Maintenance for next year in case we don’t have as much volunteer labor. We will also put aside \$1500 per year to save for the sports court resurfacing which occurs every 10 years. The board will be asking members to approve a negative budget because we have a large reserve and need to use those funds to properly care for our property.
- Nominating Committee- The 2022 Nominating Committee was presented as Jim Boyd, Cal Gligoria and Carol Belland. Their task will be to come up with a board slate to present to members for voting in the

next general meeting. The goal is to balance the board with new members while maintaining continuity to handle current and ongoing issues. They are currently looking for volunteers so if you are interested, please let them know. April 12th is the closing date for the nominating committee and currently, there are openings for Treasurer and Communications. The upcoming bylaws change will not affect this board election.

Committee Reports

Social- Karin Stender

- June will be the first Jellyfish Jams and Food Truck events for the summer. There are three events planned which are on the club's website calendar. Bands lined up are PB&J, Papermoon, and Thornton Creek.
- Father's Day Breakfast will be moved to a Breakfast with the Board and Coffee on July 2nd.
- The WCC Kid's Parade is planned for July 30th and she is looking for volunteers to assist with setup, tear down, food and cupcakes.

Maintenance- Toni

- A big thank you to all the members for their support, volunteerism, and always showing up throughout the year. Special thanks to Pat Anderson for repairing the little library at the plaza, Jim Stender and Brian Jacobson for lots of support on many projects, Dan Himelic for mowing the lawn, and Brian Lund for rail maintenance.

Communications- Melody Edmiston

- No report this meeting

Membership- Ali Saccone

- Membership renewals and sign-up will be electronic for the upcoming fiscal year. Brian Jacobson demonstrated the new membership sign-up form on the WCC website. Members' names can be entered separately. The first person's name on the form for each household will be the one to receive the ballot if there is a vote. The form also includes the option to opt-out of having information published in the directory, acknowledgment of use of club facilities at your own risk, and payment options of Zelle or sending a check in the mail. Members that wish to sign up with a hard copy form please contact Ali in membership.

Property Interests- Gary McLean

- No report this meeting

Trees- Jim Stender

- There is a pile of arborist woodchips that have been near the Dog Trail by a local tree service to use around trees and paths. Wood chips are recommended, free, great to use on trails, and where ivy has been removed from the base of trees.

- There have been 2 requests for tree removals this year and he just received an additional one tonight. The tree policy will focus on preservation, bluff management, addressing dangerous trees and not so much on view management. We need to take care of our bluff to maximize the benefit for all.
- There are plans to get a professional survey completed by May which will be a visual survey of the bluff, trees, and a review of water runoff on the club's 7 acres. Future plans would be to have the survey repeated every 2-3 years. We will document the tree and ivy survey and update procedures for tree and bluff management.
- Mountain beaver holes- Work was done 2 years ago to remove the mountain beavers but we still have the holes. There isn't evidence of current mountain beaver activity but it does appear other wildlife are using the holes. Jim would like to watch the holes for another month to confirm any mountain beaver activity before consulting for professional removal.
- Jim has obtained some brochures from the Department of Ecology that provide excellent guidance on bluff maintenance. He will put links to the PDFs on the club website as guidance and resources for homeowners.

Member Comments

- Dan Wahlstrom thanked the community for their efforts to improve safety at the curve near Marine View Drive and Woodmont. Their letters and calls helped convince the city to install the reflectors and new signs. Since then, there have not been any new accidents. He also provided updates about the community Blockwatch better known as Neighborhood Watch in Des Moines. Please contact Dan if you are interested in joining. He can also provide additional information and a copy of the city presentation.
- Bill Kennedy made an announcement to determine interest in a community artist and craft show with a preliminary date of September 24th. Bill is also asking community members that won't be using their boats for the non-motorized regatta if they would be willing to lend them to other participants. Please contact him if you are interested because he has sign-up sheets for both events.

The next general membership meeting is scheduled for May 19, 2022 at the Holy Trinity Lutheran Gym.

Meeting adjourned at 9:00 PM.