

**Woodburn Estates & Golf
Board of Directors Meeting
Tuesday, September 26, 2023 – 6:00 pm
COMMITTEE REPORTS**

Reports of Officers, Boards and Standing Committees

Activities Committee - VP Sharyn Cornett

SEPTEMBER 26, 2023

Remember the Pancake breakfast this Saturday, 8-10 am. We have lots of to go boxes and hope to see you there. Remember it starts at 8 am, not 07:30 am

Report on Elvis. The night was a great success. We collected two heaping barrels of food plus \$280 for Aware food bank. Unfortunately, Elvis is moving permanently to Arizona so he may not return. Everyone acted like they were 18 again. Great fun and thank you all for being so very generous.

I met with Marilyn on Saturday to discuss some of the projects we are working on.

- 1- **New felt on all 5 billiards tables and fix the pockets**– it was suggested that we only needed to do 3 of the tables because the number of players is low. However, we are going to cover all five tables. The players want to plan tournaments here using the 5 tables. In the future, if the room is refreshed for another purpose, the 2 tables would have better resale value because of the repair. We received three quotes, two of the companies came on site to look at the pool tables. One was the person who originally sold us the tables so many years ago. The cushions were tested, and we were told that only one table had some wear on the cushion. The tables are in pretty good shape. The players voted on the color of felt and the majority wanted “Tournament Blue” color. The snooker table is hardly used but it has no resale value. One professional said in his 30-year career, he had only sold about 3 snooker tables.
- 2- **We talked about replacing 4 toilets**, but that project will be placed on hold for now, replacing them as needed. We are looking at redoing the sink area in the woman’s restroom. A large donation of tile and backsplash was donated by WEG Members which can be used for many projects. Thank you very much.
- 3- **Shampooing the carpet in restaurant, hallway and living room. cleaning** the high back chairs in the living room. Stanley Steamer did this last year and charged \$500.00. They will send an estimator out and set a date for the cleaning. This will be coordinated with Renee as the restaurant will have to be closed during the cleaning process. It is very difficult to get commercial cleaners. Vince will arrange this, and the Activities Club will pay the cost. Hopefully this will be the last cleaning before the floors can be replaced. We would like to get some quotes for replacing the carpet with something more appropriate for the restaurant.
- 4- **We have looked at the curtains in the dining hall and auditorium.** The curtains themselves are in good shape but have broken strings and do need cleaning. We have some feelers out about repairs. However, It is no easy to find folks to the repair work.
- 5- **We have received a large donation of scalloped edging bricks for the rose garden.** Some of these edging bricks were donated by a member and some by my nephew. The thought is to edge the side of rose garden. It was mentioned that heavy trucks do go through this entrance for repairs, and we will make the road as wide as possible and keep the bricks as low as possible. Also mentioned was a water leak in this area and that may mean some bricks would have to be moved. We understand this. The poles by the gate have been painted dark grey and have reflective tape on them. The names on the roses have some issues. The ones that are readable, need to be inventoried and recorded in the office for history. I’m sorry this was not done many years ago. The wooden bench under the Rose Arch has broken and has been removed. This bench was installed in 2004. I say it lasted a long time. We will replace it with a metal bench. It is a resting spot. We have also thought of putting a resting bench on Santiam opening area. Linda Chatfield, one of our resident artists, has agreed to paint a flag for this area.
- 6- **We are going to power wash the outside patio and replace 3 metal tables.** The green chairs are good. We have thoughts of a wall heater and adding more lighting.

We hope to have all of this accomplished soon.

Thank you, Activities.

Architecture/RV Committee – Director Connie Johnson

SEPTEMBER 26, 2023

Members present: Connie Johnson, Larry Osterhaut, Sally Carter and Janice Aiken.

We continue to monitor each space in the RV Lot to see that rules and guidelines are being followed. Phone calls and notes are being sent.

Gravel and grading of the roadways has been successful in leveling the driveways and some parking spots. We will continue to work in this area.

Architectural requests continue to come in at a bit slower rate as we move into Fall.

In the discussion of new members to our committee, it was decided that we will hold off on inviting anyone new at this time.

Respectfully,
Connie Johnson

Golf Committee – Co-Chair Ken Bourne/ Co-Chair Phil Balogh

SEPTEMBER 26, 2023

The tournaments for 2023 have come to an end. They were great fun and attended by many. I would like to Thank all of The Tournament Directors that made these tournaments fun and run so smoothly. I would also like to Thank Vincent and his crew for working so hard to get and keep the course in such great condition.

We had many members from other golf courses that are part of our sister program come and play our course recently. They all said how great of condition the course was in. Several of them are interested in possibly moving here.

As the snowbirds head south and the weather arrives the golf course will have time to recover from a busy season. It will also give Vincent and his crew time to work on other needed projects.

Ken

End of Report

House Committee – Director Marilyn Sbardellati

SEPTEMBER 26, 2023

House Report

9/26/23

The House Committee and Pool Sub-Committee met twice since the last Board Meeting.

The Committee discussed maintenance staffing and the need to have a 'person in charge' during our facilities operating hours. Currently staffing is inadequate. We all agreed the restaurant and living room carpets need to be cleaned as soon as possible. The cleaning will require coordination with the restaurant because it will need to close for a day. Time is needed for cleaning and drying.

Maintenance began the process of winterizing our grounds and buildings, including furnace maintenance and cleaning gutters and drains. Our HVAC contractor will 'hack' the Renzor furnace in order to provide heat in Health Center dressing rooms, this winter. This will involve bypassing the computer air balancing controls. The pole light behind the restaurant was repaired.

Mulch was purchased for the clubhouse garden beds and a good deal of pruning was done by our grounds crew. Member Ayrton Haley gifted WEG with nearly 3 flats of perennials. We plan to use them in front of the club house and the flagpole garden bed. Ron Allowitz, a dedicated volunteer who kept our rose garden and other plant life thriving has moved to greener pastures. He will be missed and we thank him for his years of service and dedication.

The new pool heater was installed just after Labor Day, the money spent should constitute the first draw on the \$500k set aside for the pool's refurbishment.

Maintenance asked Kaufman Construction to look at and possibly bid on the following pending projects, gazebo repair, siding on the north irrigation building, repair to the RV storage building, along with a number of smaller needed repairs. They will provide bids and/or provide a list of qualified subcontractors for the smaller projects.

The pool project is beginning to take shape with the project scope becoming finalized. The pool committee is acutely aware of our financial challenges and struggled to narrow down the wants from the actual needs, at this time. We plan to put forward the following plan:

Locate and repair/replace leaking plumbing.

Repair/replace skimmers.

Improve pool's ingress and egress.

Install spa in the corner of pool, on pool's deck, or outside w/ new added shelter (choice is dependent on cost).

Repair hairline cracks

Reline pool.

Repair decking and improve deck drainage.

Increase ventilation by adding windows that open and new exhaust fans.

Improve building's entrance.

Install non-slip decking throughout.

The next step is to begin preparing for the bid phase. This will include gathering any existing documentation and drawings we have for the pool and structure. Any missing drawings will need to be recreated. Feedback is welcome.

End of Report

Attached: Quotes

Marketing/PC Committee - Director Sherman Lackey

SEPTEMBER 26, 2023

The Marketing PC Committee met and made the following decisions.

- The Marketing PC Chair explained that, via testing, the Forum plug in was causing issues with member account signup as well as member login. The plugin, which was free, has been removed. The committee is looking for a different venue, also free, to offer our members a sanctioned digital meeting space.

- Committee members suggested improvements to the Members online Bulletin Board.
- The committee suggested a motion be written to have our company business name and our company registered name to be the same. In short drop the DBA business alias. Motion submitted to the Rules chair. A bit too late for this meeting today.

End of Report

Sherman Lackey

Chair Marketing PC Committee

New Members - Director Marilyn Plowman

SEPTEMBER 26, 2023

The new Member Committee met twice during the month of September to plan the new member welcome event and to make up new Member welcome folders. A number of group and activity representatives have contacted me about attending the event and we are hoping that more will come forward. As of September 5th, there have been 77 homes purchased by new members. We are hoping that many of them will be able to attend the New Member Welcome Event on Sunday October 15th at 3:00 in the afternoon. The committee members continue to visit new member homes to deliver welcome folders. The welcome folders contain The WEG directory, A packet the lists all activities and groups available to homeowners and associate members, a packet with an overview of the HOA governing document and several informational pages and forms. Our next meeting will be on Wednesdays, October 5th.

Rules & Regulations Committee – Director Steve Garner

SEPTEMBER 26, 2023

During this month, the committee has closed many cases. We also lost Ron Allowitz since he and his wife will be moving to be closer to their children. Andrew Nordby has volunteered to step into that vacancy. We feel his experience and expertise in the real estate market will be a welcome addition to the committee. We thank News & Views for publishing a reminder to members of our community with regard to garbage receptacles. It is our plan to continue this practice based on frequency of incidents in other areas of concern as well, such as mowing, weeding, recreational vehicles, etc.

Respectfully, Steve Garner, Rules Chair

Open Mic regarding Motions:

#1138 – Refrigerator – Do a cost analysis of Walk-in cooler.

#88 – Difference between a motion and a posted motion.

#506 - Is there a demand for storage units? What is the material? Powercoated steel.

#1508- Storage unit. Can we get pre-sell, or commitment. Pool committee taking on additional responsibilities. They have a lot to do right now.

#1129 – Motions needs to go to rules committee.

#634 – Refrigerator – Restaurant rent. We can't afford the restaurant anymore.

Open Mic

#440 – Financial situation

#40 – Petition of no confidence – May 2023

#88 – Recall meeting date, time

#1508 – Frustrated with accusations.

#1543 – Throwing name in the hat to help; deferred maintenance is a killer, pay me now or pay me more later.

#1120 – 31% increase in the last years, we have to keep up.

#289 – For the Petition for refund of working capital.

#1155 – Swimming Pool - Restaurant

#244 – Recall questions

#910 – Hard to turn ship. Storage

#302 – Country Cottage – signed today.

#88 – Why people aren't here – man sick

#161 – Evening meetings, not first meeting – take time off work as they are important.

#1413 – Concerned about division.