

**Senior Estates Golf & Country Club
Board of Directors Meeting
Tuesday, July 23, 2024 – 1:30 pm
Auditorium – Listen In (425) 666-4290
Approved August 27, 2024**

The Board of Directors meeting on July 23, 2024, was called to order at 1:34 p.m. in the Senior Estates Golf & Country Club Auditorium, chaired by President Steve Garner and recorded by Secretary Kim Farquharson. The quorum was completed by the attendance of Treasurer Allan Lindberg, Activities Director Dorothy Monnier, Architectural/RV Director Connie Johnson, House Director Marilyn Sbardellati, New Member Director Marilyn Plowman, and Director At Large Jone Drury. Absent with notification was Rules & Regulation Director Andrew Nordby.

Secretary Kim Farquharson presented the Minutes from the Emergency BOD meeting on July 16, 2024. There were no corrections to the minutes, and a motion was made, seconded, and passed to approve them.

President Steve Garner moved to approve the following reassignments of the Board of Directors for the remainder of the year. This motion was seconded and passed.

- Activities - Jone Drury
- Architectural – Marilyn Sbardellati
- Director at large – Dorothy Monnier
- Golf and RV – Connie Johnson
- House – Steve Garner

Treasurer Allan Lindberg gave the Treasurer/Budget Committee Report of July 23, 2024.

I had the pleasure of golfing in the Men's Golf Club's annual Match Play. I lost in the third round. Each day I was paired up with different associate members. Two have been members for a couple of years and one a member for only two months. Each associate complemented Senior Estates Golf and Country Club for having such a beautiful challenging golf course.

The budget committee met on July 19th at 10:00 AM. Present were Financial Manager; Debbie Brown, homeowners: Jan Petroski, Mike Hepburn, and Connie Watt. Connie Johnson resigned from the budget committee earlier in the month. Marilyn Sbardellati was absent with notice for scheduled conflict.

The HOA-CPA are still working on the financial review. As per email on 7[22]24 they were expecting an update this week. We are on track with income taxes, having paid the estimated payment earlier this year with the extension. The 2023 Tax Return will be filed when the financial review has been completed and they have the necessary figures, which should be in plenty of time to meet the October 15th deadline. This should work towards getting us back on track for timely reviews/audits and filing of our tax returns.

Debbie has worked her way through the 284-page Reserve Study report. A few questions are being discussed with Vince and sent to Tamarra Axton, PRA. And Ray Axton. When answered we will complete the review and finalize the 2024 Reserve Study. The report is in a three-ring notebook and quite large to load up to the web. When complete Debbie will print two copies to be available to check out from the office. This will get us back on track for the required annual reviews of our Reserve Study.

June Financials reports were reviewed

Operating Fund	\$1,010,723.23
Working Capital	\$ 925,942.47
Reserve Fund	\$ 523,082.49
RV Lot Fund	\$ 1,958.38
Activities Fund	\$ 14,201.22

Members have asked how many employees we have. Full-time,11, Part-time, 8, Unfilled positions: 1 full-time, 1 part-time and 2 seasonal.

The office is receiving Mid-year membership fees. Several members have chosen payment plans for the remaining balance. As a reminder, Payment Plans are available for members, but you must come to the office to apply.

We continue to collect on the past-due accounts, reducing that balance by about \$20k in the past month. Several homeowners have paid the balances on their 50% due in July, and the monthly payments continue to come in.

AR Aging report as of 7/2/14

A2 - Pool & Fitness ONLY		
A2 Assoc Memberships-PIF	\$ (66.50)	20 memberships
50% Paid/PP	\$ 1,673.25	3 memberships
Total	\$ 1,606.75	
A3-Golf ONLY		
A3 Assoc Memberships-PIF	\$ (89.69)	37 memberships
50% Paid	\$ 7,500.81	20 memberships
Total	\$ 7,411.12	
Homeowners		
MISC Credit on Account	\$ (5,567.73)	17 homeowners
50% Paid	\$ 158,110.27	313 homeowners
Payment Plans	\$ 107,202.14	189 homeowners
Past Due w/o payment plan	\$ 2,031.89	2 homeowners
Homes w/Liens & no pmt. plan	\$ 32,816.47	17 homeowners
Foreclosures	\$ 4,542.79	1 homeowner
Homes w/Unpaid Fines ONLY	1,917.00	6 homeowners
Men & Women Vouchers	\$ 1,014.95	
Country Cottage	\$	
News & Views	2963.34	
Coffee Hour	\$ 611.50	
Total	\$ 306,041.12	
TOTAL	\$315,058.99	

I have room for one to two homeowners to join the budget committee that has the time to attend the remaining meetings through 2024. Come see me or contact me via treasurer@seciorestatesgolf.com

2024-0723 Treasurer: Treasurer Allan Lindberg moved to approve the treasurer's report as presented. **This motion was seconded and passed.**

The standing committee reports were presented by the corresponding directors. The meeting was adjourned for open mic for members to discuss the motions and then reconvened.

The following motions were presented:

2024-0729-1 Transfer: Treasurer Allan Lindberg made a motion to transfer \$2,169.60 from the Reserve Fund to the Operating Fund to reimburse the cost of repairs on the GC-Toro 3100D Sidewinder (asset ID 1164) surround mower by Western Equipment/Turf Star paid for from the Operating Fund. **This motion was seconded and passed.**

2024-0723.Activities.Addition - Activities Director Jone Drury moved to add Vicki Shanner-Baker to the Activities Committee, a member in good standing. **This motion was seconded and passed.**

2024-0723.Marketing.Logo Marketing PC Director Kim Farquharson moved to approve the following as the logo of Senior Estates Golf and Country. **This motion was seconded and passed with a vote of 6 in favor and 2 opposed.**



Roll Call

Allan Lindberg	no
Connie Johnson	yes
Dorothy Monnier	yes
Kim Farquharson	yes
Jone Drury	yes
Marilyn Plowman	yes
Marilyn Sbardellati	no
Steve Garner	yes

2024-0723.Marketing.N&V Publication Schedule: Marketing PC Director Kim Farquharson moved to change the publication schedule of the News & Views to the 1st and 3rd Friday of each month. This motion was seconded and passed. **This motion was seconded and passed.**

2024-0723.Marketing.MemberRegistry: Marketing PC Director Kim Farquharson moved to approve creating a system for 'onboarding' and 'offboarding' members on the website registry, working with Front Desk. **This motion was seconded and passed.**

2024-0723.Greens.Trees Greens Director Steve Garner moved to approve awarding R&R Tree Service, an association-trusted company, the job of tree pruning, tree removal, and stump grinding in the amount of \$24,500 to match the bid submitted. **This motion was seconded and passed.**

Motion **2024-0723.Greens.Trees2** was **withdrawn**.

2024-0723.R&R.BylawHousekeeping - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Bylaw housekeeping as section 4.1-1-D and 4.1-1-E should be section 4.1-1D and 4.1-1E: **This motion was seconded and passed**

2024-0723.R&R.Bylaw 4.1-1D - Director Andrew Nordby moved to post 2024-0723 (revised) Bylaw section 4.1-1D:

4.1-1D. A member is “not in good standing” whose fees and or fines are in arrears for more than 30 days or has an Association rule violation that has not been remedied.

4.1-1DA. A member “not in good standing” is not eligible to request any approval by the architectural committee for any modifications or changes to their property, may have voting rights suspended, may be suspended from use of amenities, and any other consequence the Board of Directors sees fit to impose.

Exception: Members “not in good standing” may request an architectural review for work necessary to bring their lot into compliance with the Association rules.

This motion was seconded and passed

2024-0723.Rules.Suspend Reading - Rules Director Andrew Nordby moved to post the complete (revised) Rules & Regulations documents as individual motions stating their section number and title, and to suspend the reading of each section in its entirety for the motions below. **This motion was seconded and passed with a vote of 7 to 1.**

2024-0723.Rules.Section FORWARD - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section FORWARD for the assumed business name. **This motion was seconded and passed**

2024-0723.Rules.Section 1 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 1 Association Facilities. **This motion was seconded and passed**

2024-0723.Rules.Section 2 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 2 Use of Facilities. **This motion was seconded and passed with a vote of 7 to 1.**

2024-0723.Rules.Section 3 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 3 Member Events – Rental. **This motion was seconded and passed.**

2024-0723.Rules.Section 4 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 4 Political Events and Candidates. **This motion was seconded and passed.**

2024-0723.Rules.Section 5 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 5 Facilities. **This motion was seconded and failed with a vote of 3 to 5.**

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	no
Jone Drury	no
Kim Farquharson	no
Marilyn Plowman	yes
Marilyn Sbardellati	yes
Steve Garner	no

2024-0723.Rules.Section 6 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 6 Health Center. **This motion was seconded and passed.**

2024-0723.Rules.Section 7 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 7 Game Room (Billiards/Pool). **This motion was seconded and passed.**

2024-0723.Rules.Section 8 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 8 Advertisements and Signs. **This motion was seconded and failed with a vote of 2 to 6.**

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	no
Jone Drury	no
Kim Farquharson	no
Marilyn Plowman	no
Marilyn Sbardellati	yes
Steve Garner	no

2024-0723.Rules.Section 9 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 9 Referral Rewards for New Associate Membership. This motion was seconded and passed with a vote of 7 to 1.

2024-0723.Rules.Section 10 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 10 Renters. This motion was seconded and failed with a vote of 3 to 5.

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	no
Jone Drury	no
Kim Farquharson	no
Marilyn Plowman	no
Marilyn Sbardellati	yes
Steve Garner	no

2024-0723.Rules.Section 11 - Rules Director Andrew Nordby moved to 2024-0723 (revised) Rules & Regs section 11 Vehicles. This motion was seconded and passed with a vote of 6 to 2.

2024-0723.Rules.Section 12 - Rules Director Andrew Nordby moved to (revised) Rules & Regs section 12 Walking on Golf Course. This motion was seconded and passed with a vote of 5 to

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	yes
Jone Drury	no
Kim Farquharson	no
Marilyn Plowman	yes
Marilyn Sbardellati	yes
Steve Garner	yes

3.

2024-0723.Rules.Section 13- Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 13 Recreation Vehicle (RV) Lot. This motion was seconded, and the vote was 4-4. Not having obtained a majority vote, the motion failed.

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	no
Jone Drury	no
Kim Farquharson	no
Marilyn Plowman	yes
Marilyn Sbardellati	yes
Steve Garner	yes

2024-0723.Rules.Section 14 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 14 Golf Course Rules and Etiquette. This motion was seconded and passed with a vote of 6 to 2.

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	yes
Jone Drury	no
Kim Farquharson	yes
Marilyn Plowman	yes
Marilyn Sbardellati	yes
Steve Garner	yes

2024-0723.Rules.Section 15 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 15 Property. This motion was seconded and passed with a vote of 6 to 2.

Roll call

Allan Lindberg	yes
Connie Johnson	no
Dorothy Monnier	yes
Jone Drury	no
Kim Farquharson	yes
Marilyn Plowman	yes
Marilyn Sbardellati	yes
Steve Garner	yes

2024-0723.Rules.Section 16 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 16 Refuse Containers/Uncontained Garbage/PODS. This motion was seconded and passed with a vote of 6 to 2.

2024-0723.Rules.Section 17 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 17 Pets. This motion was seconded and passed with a vote of 6 to 2.

2024-0723.Rules.Section 18 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 18 Incidental Business at Dwelling. This motion was seconded and passed with a vote of 6 to 2.

2024-0723.Rules.Section 19 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 19 Enforcement of Rules. This motion was seconded and passed with a vote of 5 to 3.

2024-0723.Rules.Section 20 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 20 Amending the Rules & Regulations. This motion was seconded and passed with a vote of 7-1.

2024-0723.Rules.Section 21 - Rules Director Andrew Nordby moved to post 2024-0723 (revised) Rules & Regs section 21 Certify the Rules & Regulations. This motion was seconded and passed.

**Adjourn to Open Mic – Any Members Comments
Reconvene Meeting**

**Announcement for Next Meetings
BOD Meeting, August 27, 2024 – 1:30 pm**

The meeting was adjourned at 4:18 pm.