

**Senior Estates Golf & Country Club**  
**Board of Directors Meeting**  
**Tuesday, August 27, 2024 – 1:30 pm**  
**Auditorium – Listen In (425) 666-4290**  
**Approved September 24, 2024**

The Board of Directors meeting on August 27, 2024, was called to order at 1:57 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, Director AtLarge Dorothy Monnier, Architectural Director Marilyn Sbardellati, New Member Director Marilyn Plowman, and Rules & Regulation Director Andrew Nordby. Activities Director Jone Drury was absent with notification.

Secretary Kim Farquharson presented the Minutes from the BOD meeting on July 23, 2024. There were no corrections to the minutes, and a motion to approve them was passed. Secretary Kim Farquharson presented the 2024 Election Timeline to the BOD, with the annual meeting set for November 9, 2024, at 10:00 am. An announcement was made that any new business for that meeting had to be received by September 10, 2024.

President Steve Garner reported on the Executive session held on August 27, 2024, at 1:00 p.m. in Conference Room 1. The topics discussed were legal matters. After returning from the Executive session, Treasurer Allan Lindberg made the motion, on the advice of our attorney, to begin the foreclosure process on a property in Senior Estates Golf and Country Club, case #6622-129. This motion was seconded and passed unanimously.

**2024-0827.AppointNewBoardMember** President Steve Garner moved to appoint Karen Linton to the Board of Directors. The motion was seconded. The vote was as follows: Kim Farquharson, no; Allan Lindberg, yes; Dorothy Monnier, no; Andrew Nordby, yes; Marilyn Plowman, yes; Marilyn Sbardellati, yes; Steve Garner, yes. The motion passed.

**2024-0827.AppointNominating President** Steve Garner moved to appoint the following members in good standing to serve on the nominating committee for 2024: Sally Carter, Dean Lambert, Sue Lucas, Janet Rasmussen, Sharon Sandvig, and Candy Steffen. This motion was seconded and approved.

**Treasurer/Budget Committee Report - Treasurer Allan Lindberg**  
**August 2024**

The Budget Committee met on August 20. Members present were Financial Manager Debbie Brown, Maintenance Manager Vince Cantwell, Director Marylin Spardellati, Mike Hepburn, Mike Hachquet, Jan Petroski, Connie Watt, and me.

We reviewed the financial reports for Profit & Loss for the month of July. The Profit and Loss for Jan – July. The Balance Sheet as of July 31. Reserve Expenses through July 31 and accounts receivable (aging report) through August 20.

We conclude that we are tracking very close to the 2024 budget which includes a couple of surprise expenses. We are on track to end 2024 with a positive balance. As of July 31<sup>st</sup>:  
Operating Fund: \$1,072,529.15 - Working Capital: \$ 976,417.47 –  
Reserve Fund: \$ 507,716.52 RV Lot Fund: \$ 1,958.38 - Activities Fund: \$ 14,201.22.

## Aging report

Associates	Associates	\$\$\$\$
A2 Pool & Fitness ONLY (COA)	25	(66.20)
A3 Golf ONLY	56	(89.69)
A3 Membership 50% plan	1	564.00
Total		474.31

Homeowners	Homeowners	\$\$\$\$
MISC Credit on Account	1,235	(6,954.73)
50% Paid balance	21	31,789.24
Payment Plans balance	186	87,120.30
Past Due w/o payment plan	15	30,141.08
Homes w/Liens & no pmt plan	12	32,816.47
Foreclosure	1	4,542.79
Homes w/unpaid fine ONLY	3	534.50
Men and Women Vouchers		1,014.95
Country Cottage		(1,500)
News & Views		3,227.97
Coffee Hour		311.50
Total		155,951.95
TOTAL		\$ 124,000

Home values go up when they are well-kept. For example, if a homeowner chooses to sell their home and the roof shows its age, the buyer will most likely demand that the roof be replaced or the purchase price be reduced.

A potential home buyer may be applying for a loan to purchase a home in Senior Estates. In the process, the lender may call and ask for copies of our governing documents, which are available on our website, and copies of our financial reports, including our Reserve Study. If the lender learns we, the board of directors, are not maintaining the common grounds and buildings, they may deny a loan, and the home sale might fail. It is the responsibility and duty of the board of directors to ensure that necessary funding and tools are in place for Senior Estates Golf and Country Club to be maintained. As Treasurer, that responsibility lies in my court.

**2024.0723. Treasurer's report** Treasurer Allan Lindberg moved to approve the treasurer's report as presented. This motion was seconded and approved.

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

The following motions were presented:

**2024-8-27 Treasurer 1** Treasurer Allan Lindberg moved to open the golf course walking on the front nine and back nine holes Monday through Friday each week.

The following amendment was made: 'based on the current posted schedule'. The motion to amend was seconded and passed. The Motion was then restated, seconded, and passed as amended.

**2024-7-29 - 1 Treasurer** Treasurer Allan Lindberg moved to transfer \$1,327.70 Reserve Fund to the Operating Fund to reimburse the cost of repairs on Freezers # 1 & #2 for repairs paid out from the Operating Fund. This motion was seconded and approved.

Inv Date	Vend or Name	Inv#	Description	Amt Pd	REPAIR/REPLACE/UPGRADE	Asset Description	Asset ID#
07/08/24	Coolsys	151442444	repairs to FR1 & FR3 in Restaurant	\$ 1,327.70	REPAIR	Restaurant- Appliances & Equipment	1026
				\$ 1,327.70	<i>submit for approval at 8/27/24 BOD meeting</i>		

**2024-8-27 Treasurer 3** Treasurer Allan Lindberg moved to add Patricia Hyatt to the Budget Committee. This motion was seconded and approved.

**2024-0827. Community Survey** Architectural Director Marilyn Sbardellati moved to print up to 1,510 copies of the Community Survey results for insertion in the News & Views—cost to be approximately \$409 to be paid out of the Office printing & copying account. This motion was seconded and approved.

**2024-0827 Marketing** Marketing PC Director Kim Farquharson moved to approve Linda Hepburn and Kim Farquharson as Co-Editors of the News & Views. This motion was seconded. The vote was as follows: Kim Farquharson, yes; Allan Lindberg, no; Dorothy Monnier, yes; Andrew Nordby, no; Marilyn Plowman, no; Marilyn Sbardellati, no; Karen Linton, no; Steve Garner, yes. The motion failed.

**2024-0723.R&R.BylawHousekeeping** Rules Director Andrew Nordby moved to approve 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 approved.

**2024-0723.R&R.Bylaw 4.1-1D** Rules Director Andrew Nordby moved to approve 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

**NEW:** 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 the use of amenities, and any other consequence the Board of Directors sees fit to impose.

**NEW:** Exception: Members “not in good standing” may request an architectural review for work necessary to bring their lot into compliance with the Association rules. October 22, 2024 Amended to add: This motion was seconded and approved.

**Motion # 2024-8-27 R & Regulations** – President Steve Garner moved to table Motions 8 to 29. The motion was seconded, opened for discussion, and then withdrawn.

Motion 2024-0827.Rules.Suspend Reading Rules withdrawn by Rules Director Andrew Nordby.

Motion # 2024-0723.Rules.Section FORWARD withdrawn by Rules Director Andrew Nordby.

**Motion # 2024-0723.Rules.Section 2 was withdrawn by Rules Director Andrew Nordby.**

Motion # 2024-0723.Rules.Section 3 was withdrawn by Rules Director Andrew Nordby.

Motion # 2024-0723.Rules.Section 4 was withdrawn by Rules Director Andrew Nordby.

Motion # 2024-0723.Rules.Section 6 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 7 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 9 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 11 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 12 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 14 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Rules Director Andrew Nordby withdrew section 15.  
Motion # 2024-0723.Rules.Section 16 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 17 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 18 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 19 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 20 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 21 was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 5 (to post) was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 8 (to post) was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 10 (to post) was withdrawn by Rules Director Andrew Nordby.  
Motion # 2024-0723.Rules.Section 13 (to post) was withdrawn by Rules Director Andrew Nordby.

The meeting was adjourned for an open mic for members and then reconvened.

The following meeting was announced. BOD Meeting, September 24, 2024, at 1:30 pm in the auditorium. The planned organizational meeting was postponed without setting a date.

The meeting was adjourned at 3:30 pm.

Respectfully submitted

Kim Farquharson

Secretary

Senior Estates Golf & Country Club