

News & Views

Official Publication of Woodburn Estates & Golf • www.woodburnestatesgolf.com • Main Office 503-982-1776

VOL XLV NO. 8

All ads and articles are published on a space available basis.

Friday, May 13, 2016



Heather Andrews

Wine Tasting

Friday, May 13th
6 - 8 pm

in the Auditorium
Casual Black and White

Everyday Wine Tasting \$10.00
Plus Premium Wines \$20.00

6 or more wineries with over 25 wines
will be available for you to sample
complemented by an assortment of cheeses and chocolates
Plus Raffle Prizes

Wine list is available for you to order
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Co-sponsored



Public Welcome



Must pay
to play
Cash or Check
Credit Cards



**Memorial Day
May 30, Monday
Mixed Golf Tournament
Sponsor**

McCully Realty

The menu by Gary's BBQ on Wheels:

¼ Barbeque Chicken
Baked Potatoes
Broccoli Salad
Fruit salad
Bread or Rolls and Butter
Dessert

Please bring your own plates and eating utensils to the Dining Hall.
Beverages – water, pop, and beer.

Sign up:

5/2 through 5/23, entry fee is \$16.00 each.
May 30 at 5:00pm – dinner fee is \$16.00 each.

Note: caterer needs 7 day advance notice

Game format: Shotgun start 8:30am

4-person scramble, minimum 4-drives each.
HDCP percentages: 20%, 15%, 10%, 5% of A, B, C, D, player.

Wear Red, White, & Blue for McCully Realty



Must have 5 games played
before event to establish
handicap to play.

Golf Green Fees are \$20.00
paid by Punch Card or Cash
at Sign-up.

Wii Bowling League Starting May 18th



Wii Bowling

by Walt VanRheen

Weekly Wii League Bowling is set to begin on Wednesday, May 18, at 2:00 p.m. in the Dining Hall. The Wii system is simple and user-friendly. Users swing their arms in the same motion as a bowler while holding down a button on the controller. When ready to release the ball, the user releases the button.

There are very few physical obstacles that would prevent anyone from participating. You can play standing or seated as well as from a walker or wheel chair. Research has indicated that those bowling on the Wii burned 20-176 calories in 30 minutes. Other health benefits include increased hand-eye coordination and muscle strength. It's also a great opportunity to laugh together – good for the soul..

Applying Our Documents

by Tom Staskiewicz

I have had some questions recently on our Documents – CC&Rs, By-laws and Rules & Regs – and how they apply relative to Local, State and Federal Regulations. I will use some examples in an attempt to clarify the issue.

Example 1: Woodburn has a building code which states no property can have more than 40% of the lot under cover. This means at least 60% of your property must be uncovered. At Woodburn Estates & Golf we could have a rule or regulation which states no more than 35% of the lot can be under cover. This is appropriate because we are within the Woodburn requirement; we just cannot allow more of the lot to be under cover.

Example 2: Another example is voting. The State Regulations say at least 75% of our members must vote on a change requiring a membership vote. Woodburn Estates & Golf could require a minimum of 80% but we could not set a minimum below 75%, because we would be violating the State regulation.

Example 3: The US Department of Housing and Urban Development has granted Woodburn Estates & Golf the designation of being a 55 and over community. As such, Woodburn Estates & Golf cannot declare the community to be a 50 and over community. If we were to change to 50 and older, we would lose our 55 and over designation and anyone could live within Woodburn Estates & Golf; we would have no control over who lives in our community. We could change our designation to a 60 and over community and still be legal with our 55 and over designation.

In summary, depending upon how the local, state and Federal laws are written – maximums and minimums – we have latitude to make changes with our documents as long as they do not violate the local, state or Federal laws and statutes. If you have any questions please don't hesitate to ask.

Architectural Compliance

by Jim Taylor

This is the time of year when our members think of updating or modifying their homes; but don't forget the architectural review. It's a simple process, which can save you countless hours and lots of money.

Whether it's a Marion County or City of Woodburn building requirement or something from the Woodburn Estates & Golf rules and regulations; we can help you avoid problems and unnecessary expense.

Stop in the office, complete an Architectural Request and one of my committee members will stop by or set up an appointment to discuss your plans.

We love seeing what are members are doing to fix up their homes and we are always happy to stop by and talk. Just remember that just about anything you are doing to the exterior of your house or property needs to be documented with an Architectural Request approval.

For those considering selling your home, a Compliance Review is required before any sale can close. Its purpose is to ensure your property meets current Association Rules regarding fences, hedges, shrubbery, other requirements and restrictions relating to patio enclosure or modifications to garages. Obtaining this review early can help avoid unnecessary delays in the sale of your property.

2016 News & Views Schedule

In May and June, News & Views will publish as follows:

Copy due by 9:30 a.m.

Thursday, May 19th

Thursday, June 2nd

Thursday, June 16th

Publication Date

Friday, May 27th

Friday, June 10th

Friday, June 24th

Thank you, everyone, for your cooperation.

Free Ads

Next Publication of NEWS & VIEWS

May 27, 2016

Deadline for Articles, Thursday, May 19, 9:30 a.m.

NOTICE: When submitting free ads
be sure to include your MEMBERSHIP NUMBER.

BORROW: Wish to borrow a 2 inch pipe cutter, call 503-902-0489

FOR SALE: Power Bath Lift for use in tub to help you safely in/out of tub. Used only once, paid \$490, sale price \$200. call 503-981-0760.

FOR SALE: Computer desk on wheels with pull out keyboard shelf \$20. Full queen bookcase style headboard XLNT condition \$40. Very nice blue fox jacket med/large \$150. Call 503-267-1580.

FOUND: Walker left in ladies lounge – please claim.

FREE DIRT: 1438 Sallal Road. Bring your own bucket. Call 503-982-3992.

GARAGE SALE: Sale is 9 to 5 on May 12, 13, & 14 at 933 Astor Way. Antique dresser, electric typewriter, radios, convection oven, small appliances, battery charger and lots of misc.

LOST BUT FOUND: To the nice lady who found a diamond in the pool area and took it to Pipers Jewelry to see if it was real. Please phone Betty Brendle 503-982-4078 as I lost the diamond out of my wedding ring on the 1 year anniversary of my husband John’s death.

WANTED: Got Wii? Do you have Nintendo Wii gear you are not using? We are looking for Wii gear you might have laying around and would like to donate to us. Please bring your gear to the dining hall on Wednesdays between 2 and 4 p.m. or to the office during office hours. We will put the gear into good use. Walt VanRheen.

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Neighborhood News

Bike Club News

by Richard Trost

Rides will be starting at 9:00 a.m. beginning April 26th and continuing through the summer and into the fall as long as the weather remains favorable.

This winter made us feel a bit like Goldilocks: "This day is too cold. This day is too wet. This day is too windy." But just like Goldilocks... finally, "This day is just right!" We can expect more of those just right days to come, so join us. Tuesday and Thursday mornings at 9:00 a.m. by the flag pole. All that's needed is a helmet, some water and, oh yes, a bike.

Coffee Hour Entertainment for May

by Malena Turner

May 5 - Dee Smith - Crooner
May 12 - Roger Anunsen - Strong Brain
May 19 - Lincoln School Choir
May 26 - Music Jammers with Doris Kruse, etc.

Color Color Color

by Sharyn Cornett

Come join us Saturday, May 14th at 10 a.m. in the Craft Room. We are going to have a coloring session. This is not an instruction class, you can color on your own and ask questions. Spend some time with friends on the latest trend - coloring! We will try this every 2 weeks or more if people want it.

Bring a coloring book (very inexpensive at Walmart), colored pencils, gel pens, or fine tip felt pens and a snack to share. It is fun, relaxing, and a therapy session talking with people. Open to men and women. Yes, men color! Come try it! Hope to see you there. If you do not color, bring any project to work on – knitting, cards, scrapping, etc. Questions, call Sharyn Cornett 503-981-0193.

Green Thumbs

by Becky Butts

We are a volunteer group in need of help to tend to the flower beds in front of the clubhouse. This group works on donations with volunteer help. Working in the flowerbeds is a good outdoor exercise. Please come and join us on May 18th to plant the flowerbeds with red geraniums and white alyssum. We could also use a volunteer to help till the beds and trim the lilacs. Any questions call Becky at 503-982-3979.

Mr. Relay, June 9

by Becky Butts

Mark your calendars for Thursday, June 9th, at Coffee Hour and join in the fun. Come with money to vote for Mr. Relay. All money goes to cancer research.

All you Manly Men should come dressed in women’s attire with very large purses, to collect all the donations. Stan Hiller (Mr. Relay 2015) issues a challenge to all you fellows!

Wine Tasting

by Malena Turner

Mark this date: Friday, May 13, from 6 – 8 p.m. in the Auditorium.

This Friday we are having our first annual, semi-annual or ??? wine tasting. We will see what frequency, if any, works for our members and the community. This event is open to the public, so invite your friends and neighbors to come out for a great evening.

We will have two levels of wine tasting. The first costs \$10 and gives you access to a selection of everyday wines. The second level costs \$20 and includes the wines in the first level, but also gives you an opportunity to taste some higher quality or special event wines. Tickets can be pre-ordered or purchased at the door.

In addition to the wines available for tasting, the order form will include several additional wines that you may order. All wines at the event will be for sale by the bottle. Simply make your selections on the order form, pay for the wine, and your order will be delivered the following week for you to pick up (pick up times and days will be provided at the event).

After the tasting, if you have found wines you like or would like to try, you will be able to place orders with Renee Hayes at the Country Cottage.



News & Views

Office Phone: 971-338-6131 • Email: nv@woodburnestatesgolf.com
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Volunteers are always needed to help with preparation of copy, proofing, and delivery. Each of the 70+ carriers should have an alternate. Please email, if possible, all photos, articles, free ads, or reports. Hard copies are not preferred. If email is not an option, please submit your information to the N&V office. Use the mail slot in our door. All submissions must include name and member number. Thank you.

Daily Dinner Specials

Monday

All burger baskets*
w/fries & soda.....\$7.00
*exception of Cottage Burger
Wing basket.....\$5.50

Tuesday

Oven Fried Chicken
Boneless BBQ Ribs

Wednesday (Comfort Night)

Macaroni & Cheese
Chef’s Choice Comfort Special

Thursday (Pasta Night)

Lasagna
Chef’s Choice Pasta

Friday (Seafood Night)

All-You-Can-Eat Fish & Chips
Chef’s Choice Seafood Dinner
Saturday (All About Beef Night)

Herb Crusted Prime Rib
Chef’s Choice Steak Special

Sunday

Baby Back Ribs
Chef’s Choice Stir Fry

Daily Soup Specials

Daily Hamburger Veggie
Daily Chef’s Choice
Friday Clam Chowder

Daily Lunch Specials
*Fresh Desserts Daily



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Neighborhood News

This is a black and white event, not a black tie, but black and white – none the less: be creative! It will be a great time and I look forward to seeing you there!

Who’s on Third Concert

by Sheila Deuber

The “Who’s on Third?” concert for May will feature the *Conchords Chorale* presenting “Springtime on Broadway”. We will be celebrating our 90th concert, concluding our 10th year of this community concert series.

Conchords Chorale is a 50-member choir. They will perform Broadway songs from well-known musicals such as “South Pacific”, “Brigadoon”, “Oliver”, and “Guys and Dolls”. *Conchords Chorale’s* mission is to provide the best in vocal entertainment as well as creating an environment for educational growth and therapeutic services for the senior community.

The concert will be held at Woodburn United Methodist Church, located at 700 N. Cascade Dr. (just south of the Cascade Park Retirement complex) in Woodburn on Sunday, May 15th from 3:00 to 4:30 p.m. A free-will offering will be taken to support this community concert series. We have a mid-concert intermission with refreshments.

Be sure to mark your calendars and come enjoy this fun afternoon. Bring a friend to enjoy this Sunday afternoon special concert. If you need more information you can call the church (Mon., Wed. or Thurs. 9 a.m. - 1 p.m.) at 503-982-2891. We look forward to having you join us for the fun and entertainment at this Broadway Bash.

Woodburn Estates Dance and Social Club

by Bill Coleman, Chairman

Our annual spring fling will be held Saturday, May 14th, at the Woodburn Estates Dance and Social Club's second Saturday of the month dance party, “Swing’n Spring.”

Warm spring evenings are perfect to kick up your heels and enjoy a “Swing’n Spring” at our second Saturday monthly dance. Enjoy Oregon’s finest dance floor at Woodburn Estates & Golf, 1776 Country Club Road, in pink and white blossoms for “April Love”. The fun starts at 7:30 p.m. with dancing and listening to the country sounds of the “Supernaturals”. To reserve a table for your special group, call Marge at 503-981-1421.

Your \$8 admission gets you into the party, and automatically enters you in the evening’s drawing for a number of lovely door prizes. All of that romance works up an appetite, so be sure to sample an assortment of snacks and desserts provided by our friends at Right-At-Home. Don't forget to take advantage of the chance to win a big cash prize by participating in the evening’s 50/50 raffle. Everyone is welcome to come and enjoy this “Swing’n Spring” party.

Next up: Our “Last Friday Dance” features the country tunes of “Crossfire” on Friday, May 27th at 7:30 p.m. Then ... it’s a “Pajama Party” with Jefferson-Parks on June 11th as Woodburn Estates Dance and Social Club enjoys a casual slumber party!

Our Facilities Are for Rent

by Tom Staskiewicz

At the last board meeting, April 26th, there was a discussion about repairing or replacing the Gazebo. If you have looked at it, it is in bad shape; both the pillars and the roof need to be replaced. The current problem is, no one will replace the pillars with the current condition of the roof and no one will replace the roof with the current condition of the pillars. We are in a conundrum.

After the board discussion, a member asked why we would do anything with the Gazebo when it gets very little use. In response, people started talking about the various groups who use the Gazebo and the members who rent the Gazebo. At this the comment was made, “you mean we can use the Gazebo for neighborhood activities or we can rent for our own activities?” The answer to both questions is yes. In fact, as a member, our Dining Hall, Auditorium, Kitchen, Gazebo, Card Room, Blue Room, Conference Room and Craft Room can be rented at very reasonable rates.

If you have a family member or even friend of the family getting married or graduating and you need a venue, look no further. We have the options for small to very large gatherings, and Renee at the Country Cottage can hook you up with the food. Maybe your family is looking to hold a family reunion, again look no further. Woodburn Estates & Golf can meet your needs. As long as a member of Woodburn Estates & Golf is making the reservation and participating, our facilities are available to you. Check at the office and see if your date and preferred location is available.

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Estates Women's Golf General Meeting Minutes

Estates Women's Golf General Meeting April 18, 2016

Meeting was called to order at 11:30 a.m. by Vice President Paula Kilgore and followed by the Pledge of Allegiance. Rose Brown moved that the minutes for March 21, 2016 be approved. Rita Girard seconded the motion as published in the *News & Views*. Motion carried.

Treasurer's Report – Nancy Reed:

Balance 2/29/2016	\$7,772.67
Deposits	\$ 231.00
Expenses	\$3,285.50
Balance 3/31/2016	\$4,718.17

Secretary – Vickie Hibberd: No Report.

VP – Paula Kilgore: Men's club has voted on removing all but the last 5 years Presidents from the wall in the Golf Lounge and placing in an album. Penny Sealy moved that we leave 10 years instead of 5 years on the wall. Janet Ray seconded the motion. Paula will report this back to the Men's Club President. Paula is working on updating her email address list for the Ladies Golf League. A sheet was passed around to make any additional updates. The 9-hole ladies event on July 25 has been posted in the golf lounge between 9-hole and 18-hole sign-up sheets. You may sign up now. Your payment of \$25 for lunch and prize fund will be due by July 1. After that date if you sign up you will have to pay at the time of sign up. She is also working on getting hole sponsors for all 9 holes. So far she has 3 holes covered. A flyer has been sent to all Oregon Trails Sister clubs and local businesses. She also would like 6 volunteers to help with various duties before and during the day's event. A sign-up sheet was passed around for this as well. A meeting in May will be held – date yet to be determined. Club Championship is sponsored by Woodburn Homes Realty in August. Bake sale is May 19. Volunteers are needed to help the morning of the sale. Please advise Paula if you will be donating any baked items. Details will be given at the May 16 meeting. This was a great success last year and the Men's Club really enjoyed the goodies! Penny Sealy moved that the funds received from the bake sale be given to the Cart Path Fund. This was seconded by Marge Epling. Motion carried.

COMMITTEE REPORTS

OGA – Susan Gsell: OGA will be sponsoring a rules meeting. She will advise further when she knows the date.

Membership & Books – Marge Epling, Lois Scheidegger:

18-hole 48, 9-hole 43. We are still waiting for some of the Snow Birds to return and should have a few more. We do have a new 18-hole member Kathy Johnson. Marge has left her packet at the clubhouse.

Social – Penny Sealy: May 16 will be our last luncheon until September. We will have chicken enchiladas, Spanish rice, and salad. Funds are due by May 10.

Handicap – Donna Jentzen, Marlene Johnson: Donna reviewed the proper way to post and fill out your day's play scorecard. It was reiterated that you post your own scores for all rounds except for our Tuesday and Wednesday game days.

Rules Committee – Susan Gsell: Susan was asked to review the proper way to mark your ball on the green. She also reviewed the need to mark and how to do

it when you are off the green and asked to mark your ball. Excellent review for all of us!

Mixed Tournaments – Sharon Price: All mixed tournaments now have sponsors. A flyer will be put up on May 2 for the Memorial Day tournament. This will be a four-man scramble.

Trophies & Awards – Georgia Kehr, Gloria Bourne: Absent with notice.

Sunshine – Mary Bauer: Cards were sent to Ken Leonard and Jim Worley.

Eclectic 9-hole – Diana Lindberg, Vickie Hibberd: No report.

Eclectic 18-hole – Susan Gsell: Eclectic has now started for the 18-hole ladies.

Captains 9-hole – Nancy Reed & Rita Girard: May 3 will be a get acquainted continental breakfast at 8:00. We will have a computer pick shot gun start at 9:00.

Captains 18 hole – Jeanette Johnson & Mickey Harrison: Nothing to Report

Lady Putters, Yellow Tees – Mickey Harrison: Lady Putters will begin Monday, May 9. Yellow Tees will begin Thursday, May 12.

Club Championship – Paula Kilgore: Reported above.

Rally for the Cure – Becky Butts: Dates are posted and July 1 sheet will be posted.

Rose-A-Rama – Carol Bettendorff, Dorothy Monnier: Member/Guest with breakfast and lunch. Payment is due by May 15. June 4 breakfast at 7:30 and Shotgun start will be at 8:30 and will be a 2-person best ball.

Bake Sale – Paula Kilgore: Reported above.

Greens Committee Report – submitted by Diana Lindberg for Janice Aiken: Marge Epling read the report. *The Greens / Golf Committee met April 11, 2016 at 11:00 a.m. Allan Lindberg led the meeting. Representing the Women's club was Diana Lindberg. Guest was Don Conway. The other members of the committee were present except Tim O'Larey who was absent with notice. Tom Staskiewicz represented the administration. Fred Bourne said the signs for the bathroom locations are ready to go up. With Tim absent there was no update on when the rest of the signs will go up on the main streets that the golf cart paths cross. (Some signs are up.) Chuck Siver stated that everything is up and going well, including game posting. However, there was concern in the Greens Committee that we have quite a few players who are playing non-postable score games which would not reflect their actual handicap. Clint Hansen said that this compromises the validity of the handicap system. Allan brought up the drainage problems near the pro shop. Chuck stated that he believed that there were broken tiles and there is no map of where the drains run. Allan will mention this to the House Committee chair, Larry Jones. There is also poor drainage near hole one. USGA rule – Do not post if playing alone. This USGA rule was discussed, and if we can make a local rule that allows single player posting because most of our members do not play outside of Woodburn Estates. Allan said that he posed the question to the OGA and the answer was "no". Clint, Don and Tom had nothing to report. Allan gave a report about possible entries onto hole 10 and off of hole 18 so that there is less congestion between walkers, cars and carts, especially on Thursday. Allan will continue the path discussion between asphalt versus concrete paths at the next meeting. Walt VanRheen talked about possible gazebo changes. Walt had toured the full course last week with the House Committee. Tim's office near tee box 17 is in very bad shape and needs siding as soon as possible, hopefully this year. It may also need roof work. Walt said the construction on the Golf Storage Shed is ready to go and will be completed in a week or so after the start. Possible energy credits will be checked along the way to see if we qualify. Tom has been in contact with them. Clint brought up the lights in the golf lounge and whether they could*

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Meeting Minutes (cont.)

also be checked and the air hoses fixed or reconfigured outside. Diana asked when the course should be rated; the last time being in 2010. Under the USGA rules it is within 10 years, so a full rating is not necessary at this time, although an adjustment rating could be done if needed before the full rating. A review of the trees and paths should be considered first to see if there will be any changes before the rating is done again. Diana posed a question from the Women's Club. It is hard to see whether the lights are on at the end of the tunnels; could the lights be raised higher? Tom said that he would have Frank look at that. Tom will also check and see if safety meetings and walk arounds are being conducted with Tim's crews and around the maintenance buildings. Although Tim was absent, an email from Tim stated that aerification was starting on the back nine on April 11th. He will use the small tines which should help the recovery time. He recommended that the larger tines be used in the fall. Allan brought up the rose on hole 2, but with Tim absent there was no consensus. At the last meeting Janice Aiken and Diana Lindberg were tasked to remind our golfers about some local etiquette rules while at play. They are listed below. End of Meeting – 12:45 p.m.

- Etiquette on Golf Course**
- Sign in at the pro shop with time of play and hole start.
 - Look for the day's course rule for path rules, for example, cart path only.
 - Cart path – don't ride the shoulder or park part way on the side of the path.
 - Pass only where there is room on path.
 - If in group, park one behind the other on path.
 - When allowed on course, do not drive on soft, wet or uncut areas.
 - Local course rules are posted on the white sign at hole one.
 - STOP when entering King's Way, Rainier and Hayes. Look both ways.
 - STOP before entering tunnel and use the warning light at each entrance.
- Instructions posted.
- Practice common courtesy.
 - Let faster teams play thorough, if possible.
 - Don't play into the teams ahead of you.
 - Be considerate when you speak.
 - Play "Ready Golf".
 - Take all trash home with you or dispose in receptacles.
 - Review and sign cards and return to pro shop on play days or post as soon as possible.
- Note – USGA just changed rule – cannot post if you play by yourself.
- UNFINISHED BUSINESS:** None.
- NEW BUSINESS:**
- A wording change was proposed in the Constitution and ByLaws for Rose-A-Rama. The word "invitational" would be removed and "member/guest" would replace it. Susan Gsell moved that we make this change and it was seconded by Carol Bettendorff. Motion carried. Sharon Price introduced Bonnie Holland as a guest for lunch. She is thinking about joining the Ladies Group.

50/50 and Badge Drawing – Sharon Price: 50/50 winner \$13.00 Mary Schueler. Badge winner \$1.50 Susan Gsell.

- ANNOUNCEMENTS:**
- May 6 will begin the Friday Couple's golf. Shotgun start at 4:00 p.m.
 - May 13 will be a wine tasting event from 6-8pm. \$10.00 for basic wines and \$20.00 for premium wines. Rita and Nancy will be selling tickets. April 23 tickets will be available at Bingo and Last day to purchase is April 30 from 10-12 in the Dining Hall entrance.
 - May 16, 2016 Executive Meeting 10:00 – Conference Room
 - May 16, 2016 General Meeting 11:30 – Dining Hall
- Meeting Adjourned – 12:20 p.m. by Paula Kilgore
Secretary, Vickie Hibberd

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Transportation Issues

by Deb Marinos

Often I hear the lament - I don't know what I would do if I couldn't drive. I wish I could tell them what I know about getting around without driving my own car for the last 24 years. I was 35 years old when I learned of my progressive blindness, and I needed rides for work, activities, medical appointments, and social gathering – not only for myself, but also for my children who were ages 4, 7, 10 and involved in many activities.

The options developed over time included, friends, family, employees and public transit. At times I had to advocate for changing bus routes that were unusable for commuting or achieving trips without multiple transfers. Each transfer increased the chance of a miss, which decreases the reliability of being where you need to be. I learned about how to ask for rides and refusing some because they were poor drivers. Or there were strings attached that were uncomfortable. I learned about planning ahead and having last minute resources, those special people that said if you are in a jam, call me, if I am able I will come. At some points limited public transit was available through CARTS (Chemeketa Area Regional Transit) System buses. (*See article below on the public listening event for proposed CARTS bus route abandonment between Woodburn and Silverton on May 17 at 5:30-6:30 p.m. in Woodburn at Country Meadows Village)

Most of the time though I relied on paid drivers, and contrasted the cost with owning and maintaining a car, often far less. Now since I am living in

Woodburn Estates, I have many more affordable options through public transit. The best place to look at routes is on a website. Most have an information phone number. In Woodburn you can call 503-982-5233 to talk to the helpful transit staff!

- Some resources I am aware of:
- Woodburn city loop Bus
 - Canby Area Transit – CAT goes from Bi Mart to Oregon City Transit via Canby/Hubbard (connects to SMART bus to Wilsonville and Tri Met system)
 - CARTS #10 operates two routes morning and night to downtown Salem, via Chemeketa CC in Salem and continues on to Silverton – has a stop at Bi Mart, and downtown Woodburn transit.
 - CARTS #25 door to door service to Silverton or Mt. Angel leaves at 11 comes back at 2:30p: call 503-315-5514 to make ride request. (This service used to have bus stops for last minute trips – no more. Just for fun, try booking a trip to the Oregon Gardens or a restaurant in Silverton.)
 - Amtrak has a train/bus that stops in the new transit center by freeway once in each direction to train stations in Salem, Eugene or Portland, Seattle
 - Hut Buses that go to PDX or Eugene airport from the Best Western in Woodburn
 - Casino bus that makes trips to both Grand Ronde and Lincoln City
 - On Sunday, the Woodburn Presbyterian Church has an accessible bus that will pick people up about 10a for a 10:30 service and return about noon. Call 503-982-5127 by Saturday evening to get on the route.

In addition, for persons over 55 or who can't access the fixed route due to a disability:

- Dial a Ride in town, door to door to most any location within city
- Out of town Medical trips, to Portland, Salem, Silverton, etc. This service is accomplished primarily by volunteer drivers from RSVP. Please note if you enjoy people, and have a good safe driving history, please consider applying to be part of the network of people providing this service. The only compensation is the federally issued rate for reimbursement per mile. Currently about 50 cents per mile. As the drivers stay in the area with their rider until their medical appointment is over, some waiting is expected. This service is offered free to riders with donations gladly accepted.

- And in Woodburn, various taxis exist.

***Transit changes – Listening Session May 17**

Unfortunately, one resource for transportation is about to disappear if we don't act. The CARTS # 25 route is planning to be discontinued. This will have devastating impact on seniors and others, including families in our rural area between Woodburn, Mt. Angel or Silverton who need to get to work, shopping and medical appointments. The service is not planned to continue in some other manner. Some of the popular stops is Chemeketa Woodburn Campus, DHS and the factory outlets in Woodburn. In Silverton, is Roth's Grocery Store, excellent restaurants, Silverton Hospital, Oregon Garden, Mt. Angel Abbey. If you can, express concerns about the current schedule, no stops at bus shelters and the difficulty of making an appointment through the phone system – often long waits, etc. Help Woodburn and Silverton, and the rural area between, be served by this important service. Voice your suggestions for boosting efficiency and utility along with why the current service was not useful. There is a public meeting at Country Meadows Village on Tuesday, May 17, 5:30pm-7pm. You may also enter testimony via email planning@cherriots.org or snail mail. Send to Planning Dept. - Salem Keizer Transit, 555 Court St. #5230, Salem, OR 97301



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Yard Work Volunteers



Woodburn High School Youth Advisory Board Members

submitted by Carol Wellington

The Youth Advisory Board is a group of students in grades eight through 12 who are dedicated to making a difference in their community through volunteering. Throughout the school year these students volunteer in many community events such as Dia del Niño, Fourth of July, Woodburn Proud Clean Up Day and so much more. During the school year these students also raise money for their scholarship fund. At the end of the school year, at least one senior is awarded a scholarship that goes toward educational purposes. One of the group's biggest projects is yard work. Students get together after school and help seniors with raking leaves, pulling weeds, planting, etc. and take donations. If anyone is in need of help with yard work they are encouraged to contact the city and schedule an appointment. Contact Abby Velasco at 971-444-0146 or abby.velasco@ci.woodburn.or.us.



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APPROVED MINUTES OF THE WOODBURN ESTATES & GOLF BOARD OF DIRECTORS MEETING

Tuesday, April 26, 2016
(Approved May 5, 2016)

Becky Butts <i>President</i>	Allan Lindberg <i>Treasurer</i>
James Tayor <i>Vice President</i> Architectural/RV	Malena Turner <i>Secretary</i> Activities
Don Conway <i>Director</i> Golf	Stan Hiller <i>Director</i> Web/Publications/Marketing
Jim Worley <i>Director</i> Rules/CC&Rs	Larry Jones <i>Director</i> House
	Nancy Dale <i>Director</i> Membership/Real Estate

6:30 p.m. President Becky Butts called the meeting to order and requested that all in attendance please stand for the Pledge of Allegiance and silence their cellphones.

Establish a quorum: Board members present: Becky Butts, Malena Turner, Stan Hiller, Jim Worley, Larry Jones, Allan Lindberg, Nancy Dale, Don Conway and Jim Taylor. Per Secretary Malena Turner there was a quorum.

President Becky Butts then thanked everyone for coming out to the evening meeting, then thanked all the BOD and GM plus volunteers that came out to support the Pancake Breakfast on April 23rd. The Breakfast Fundraiser, which benefited the Woodburn Police Department, was a huge success and every Board member plus the GM were there to help. Thank you, Board! President Butts then said, “I have been asked how we select Board Members after a position has been vacated. Our Bylaws 5.4-3 tell us how to do this. When a Board position is vacated the President will, within 30 days, and with BOD approval, appoint a member in good standing to fill the vacated position for the remainder of the term, and that’s just exactly what we did. Thank you.”

Agenda: President Butts then asked if there were any additions or corrections to the agenda. Director Dale said she needed to make a motion of new committee members under New Business. Treasurer Lindberg said he would have 2 motions, 1 following the Treasurer’s report and 1 under New Business following the Tech Committee report. President Butts then asked for a motion to approve the minutes from the April 11th meeting. Seconded. Discussion. Call for the vote: Directors voted aye unanimously.

Treasurers’ Report: The balances reported today were reconciled with bank statements and Balance Sheet provided by Woodburn Estates & Golf bookkeeper as of March 31, 2016. Our Operating Account balance as of March 31, 2016 was \$956,709.30. Our Reserve Account balance as of March 31, 2016 was \$1,039,739.22. Our Accounts Receivable balance as of March 31, 2016 was \$252,692.58. Delinquent accounts: As of March 31, 2016 we have a total of 78 delinquent accounts totaling \$43,194.40. This is a reduction of 20 properties that totals \$12,914.39. As of March 31, 2016 we have the same total of eight (8) delinquent accounts that have been turned over to the attorney for collection. The total amount owed is \$19,657.30. As of March 31, 2016 we have 8 homes in Foreclosure or are Bank-owned that have unpaid assessments that total \$4,685.91. This a reduction of 2 properties that have been put back on the market for sale. The Balance Sheet and Profit and Loss Budget reports dated March 31, 2016 have been posted on the association bulletin board and are available for you to view if you would like to see more detail.

COMMITTEE REPORTS (see addendum for report content) UNFINISHED BUSINESS:

Motions-Rules and Regulations: Director Worley stated that at last months’ meeting he made these motions and posted them for 1 month. **Motion #1** for April 26th, 2016, to update the Rules and Regulations Section 9.1.3., to match the Standard Operating Procedures and what is currently happening at the main office. The Current Language: “Associate Members are required to pay their dues and fees for the entire year”. The New language: “Associates dues and fees may be paid on an annual basis (by January 31st), or semi-annual basis (half by January 31st and half by July 31st)”. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried. Director Worley: This is to match the Standard Operating Procedures and what is currently happening at the Association and has been posted for one month. **Motion #2:** Director Jim Worley moved the following updates to the *Rules and Regulations* Section 13.8, to match the current rules at RV Park. The Current Language is: “RV units must be parked centered side to side in RV space and nothing may be stored within two feet of the fence”. The New language: “RV units must be parked centered side to side in RV space and nothing may be stored within four feet of the fence”. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried. Director Worley: This change matches the allowance for RV parking and has been posted for 1 month. **Motion #3:** Director Jim Worley moved to delete of the word “package” from Section 9.2.4, to take confusion away from Golf and the Golf Only package and to change the word “of” to “or” in the *Rules and Regulations*: “a partial medical refund may be given upon written request by a member or associate under the rules of this Section for “Golf only package” if there is a written medical excuse from a qualified medical doctor. [Dated 11/24/2015]. These changes can end possible confusion to the wording and the Rules Committee feels that it eliminates that confusion and this has been posted for 1 month. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried. **ByLaws Motion #1:** Director Jim Worley moved the following changes to the *Bylaws*: that all references to the “Initiation Fee” be changed to the “Working Capital Fee”. This is the suggested language and has been posted for 1 month. Seconded. Discussion.

Call for the vote: Directors voted aye unanimously, motion carried. **Motion #2:** Director Jim Worley moved the *Bylaws* addition of the “Reserve Fund” language, Section 5.9 of the Bylaws, “Limitations of Powers of Directors Special Requirements” as attached, 5.9.6 “Reserve Fund”. The Reserve Fund is a Board controlled Fund consistent with the ByLaws the Reserve Fund receives 100% of the “Working Capital Fee”, is used solely for expenses for Common Area, Major Repairs, Budgeted Capital Expenditures or Emergencies. It will not be used for day-to-day operations or maintenance. The Board of Directors is responsible for preserving the physical plant and capital equipment by anticipating new or replacement equipment, major repairs or new construction and setting aside funds to protect the Corporation against “Unforeseen Catastrophic Losses”. The Reserve Fund will be maintained at a minimum balance of \$250,000 to meet those needs. The effective balance of the Reserve Fund beyond the \$250,000 (lower limit), will be determined by updating annually. Reserve Study that includes for consideration those Capital Improvements, Replacement and repairs of \$1,000 or more, or for any single expenditure, the period of time to be considered in the Reserve Study will be from 2-30 years. Consideration will be given to current replacement costs eliminating remaining useful life at the rate of inflation. Reserve Study will be brought up to date each year concurrent with the annual budget process and prior to the first meeting of the Budget Committee. Disbursement from the Reserve Fund, including earned interest income, are made by transferring the approved payment from the Reserve to the General Fund. All disbursements to vendors will be made through the General Fund. Seconded. Discussion. This language is consistent and matches the Standard Operating Procedures and this language change will add the Reserve Fund language to the ByLaws, a stronger document in the management of the Association. Reserve Fund stated procedure is the practice of Woodburn Estates & Golf and this motion has been posted for 1 month. Call for the vote: Directors voted aye unanimously, motion carried. **Director Worley:** Under Rules established at Woodburn Estates & Golf Standard Operating Procedures, the Rules should ensure that these documents are kept up to date. Under Oregon Statute 94.625, Bylaw changes will be recorded in Marion County, the county where Woodburn Estates & Golf is located. Our Office Manager Julia Senter will make and record these changes, once the new changes are made in the ByLaws, and they will be posted after the recording is complete.

NEW BUSINESS:

Tech Committee Director Allan Lindberg (see addendum for Tech Committee report content), **Motion:** I move to add Clint Hansen to the Tech Committee. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried.

Treasurer’s Motion: I move to create a legal contingency fund and dedicate up to \$350,000.00 to this fund. Discussion: This fund will be held in the reserve account and be dedicated to cover any unforeseen legal expenses and will be rolled over each year if not used. Although it is expected that this dedicated money will not be needed, it is our responsibility to dedicate money for the purposes mentioned. After an executive session meeting in which our lawyer from Vial Fotheringham was present, the question was asked what would happen if a board member or someone in authority at the association divulged confidential information from an employee’s personnel file either verbally or through email, as did happen earlier this year when a former board director sent emails to ten recipients in which confidential information was included. This set a potential for Woodburn Estates & Golf to face legal suit expenses. It was recommended that Woodburn Estates & Golf have a legal contingency fund for those unknown times when the association may need to cover expenses due to unforeseen legal expenses outside of the proposed annual budget. First and foremost, the board and general manager will first send any potential charges due from a lawsuit to our insurance company as the first line of defense. At that point, our insurance carrier would tell us whether they will be covering a legal defense in our behalf or whether we are to obtain legal counsel and be reimbursed. Second, we do have regular legal counsel who we may call who can work or advise the board and general manager, or recommend counsel that fits the situation. The money that would be dedicated to the legal contingency fund would cover those unforeseen deductibles and assorted fees and expenses that the association may need to bridge the gap. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried.

Director Nancy Dale: I make a Motion to add Janice Aiken and Bernardine Bourne to the Membership Committee. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried.

Director Larry Jones: I have 2 motions to make. **Motion #1: Replacement of Windows and Doors Asset ID# 1200.** With the completion of the Health Center, the House Committee looked at the windows and doors in the Swimming Pool Building. With the help of Frank Jameson, we found that we are in definite need of new windows and doors. At present, we have windows that are not shatter-proof and numerous windows that have lost their seals. Also, a lot of the replacement windows that were installed years ago, were not the correct size and scabbed in to fit the opening. This mixture of old windows is costing us time and money. Dawn Cole and the house committee has spent a lot of time and energy to present this motion. *The Summary of Bids for this job are:* Dallas Glass for \$35,495.00, Woodburn Radiator & Glass for \$35,274.00, and Davis Glass \$30,960.00. Dawn worked with the contractors to replace the 29 windows and 3 double doors that surround the pool building with tempered glass for ADA safety compliance. Insulated glass was compared to vinyl Montecito windows w/solar cool-bronze. These windows have a superior 10 year warranty. The vinyl Montecito are also Energy Star with Energy Trust of Oregon and would net us around \$850 to \$900 in rebates. It also should be noted that WRandG is also including Exterior Trim, Cedar Trim and Water Shield installation if we find any dry rot. I want to make sure that if that happens we are prepared to handle the problem. The above windows have a 10 year manufacturer’s warranty and a 1 year workmanship warranty. I am therefore asking the Board of Directs to approve a budget of \$35,274.00 to Woodburn Radiator & Glass to complete this job. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried. **Motion #2: Replacement of Siding, Windows and Roof at Golf Maintenance Bldg.** It was brought to the attention of the House Committee that the Golf Maintenance Building needs some TLC. The roof is way

beyond its serviceable life. The siding is in the same condition as the roof. All but 2 of the windows need replacing. We will also need to replace the gutters and paint the building. Dawn Cole has been spending a lot of time trying to find bidders willing to take on these jobs. We have 4 bids that include the siding, windows, roof, and gutter, plus paint. We have another bid (RoofMasters for \$6,200.00) that only quoted the roof and would have had to subcontract the rest of the work. This job is something that had not been planned on but for us not to address the issue would be irresponsible on our part. *The Summary of Bids for this job are:* J. Forrest Construction for \$30,973.20, Double I Construction for \$35,196.00, Roof Rite Construction for \$23,520.00, and Abney Construction for \$22,029.22. Of the bidders, J. Forrest Construction has the best rating. They are also platinum certified with siding and roofing suppliers. They are a company that Woodburn Estates & Golf wants to do business with. It is important that we get the approvals for these jobs so that any work can be completed will we have the good weather to work in. I am therefore asking the Board of Directors to approve a budget of \$30,973.20 to J. Forrest Construction to complete this job. Seconded. Discussion. Call for the vote: Directors voted aye unanimously, motion carried.

President Butts: Our next meeting will be May 24, 2016 at 1:30 p.m. Meeting adjourned at 7:34 p.m. to Open Mic. [On advice of attorney, we will no longer publish Open Mic comments in N&V. Ed.]

Minutes by Recording Secretary Dawn R. Cole. Submitted by Secretary Malena Turner.

ADDENDUM:

GM Report Tom Staskiewicz: We have moved into summer time mode at Woodburn Estates & Golf. The course is busy and everything is in bloom. My wife and I were out walking in Woodburn Estates last evening and there are so many yards looking so beautiful. It’s great to smell the flowers and enjoy the color. ***On the lighter side:** if your neighbor has a dog and that dog does his business in your neighbor’s yard and you don’t think they are cleaning up quickly enough; there is nothing we can do from the office or the Board. The best we can suggest is don’t look or close your blinds.* The Pancake Breakfast last Saturday was a tremendous success. This event was a great opportunity to reach out to the greater Woodburn Community. From what I saw, we had members of the police and fire departments, city hall, public works, many of our residents and who knows who else attended. It was awesome! I have had some people question why we are donating the proceeds to the police department. The answer is 1) we are members of the community. 2) We are also building community spirit. 3) It’s also a way to get the community to come to events at Woodburn Estates & Golf. We have all heard the old adage, “you need to think outside the box”. I challenge that idea and prefer to say “you need to stand outside the box and look in to see what you have been missing.” I learned long ago that I was overlooking experiences in my work history which I had basically forgotten or thought too insignificant to matter. I was wrong! When I went back and collected those experiences, I found I was qualified for a career path I had overlooked. Woodburn Estates & Golf is no different. Woodburn Estates & Golf is designated by the IRS as a 501C (7) club as Allan stated in the treasurer’s report. As such, there are many opportunities for us to raise money from the outside. From my estimates the outside money could be as much as \$400,000. For this to happen, those outside our community must look at Woodburn Estates & Golf as a place to hold or participate in events, gatherings or other activities. We need the Woodburn Community to see Woodburn Estates & Golf as a place to come for fun and activities. Holding events to involve and support the community are important and need to be encouraged. Another community activity I am encouraging is for the Area Real Estate Brokers to hold their monthly meetings at Woodburn Estates & Golf. I was approached by Jim White and I wholeheartedly agreed. This will be our opportunity to work with all the area brokers to educate them on the requirements for home ownership in Woodburn Estates & Golf along with our documents, fees, age requirements, etc. We are finding homes being sold by realtors and individuals who are not familiar with our requirements and we only find out after the sale is completed. This creates awkward situations when we tell someone they are not old enough to live in Woodburn Estates & Golf after they have already purchased the home. We also have to tell them about the Working Capital Fee and the HOA dues. It’s not pretty and I hope to get out front of these situations to avoid embarrassment for everyone. ***On the lighter side #2:** I had a resident tell me the other day how he keeps intruders out of his yard. I mentioned this during Coffee Hour last week, but here it is again. This member had someone attempt to enter his yard late one night. All of a sudden he heard the intruder scream, when he went to look there was no one to be found. What he had done was attach an air horn to his gate and when the gate was opened the air horn sounded. The intruder screamed and ran off. Air horns cost about \$15.00 at Walmart.* I’ve been working with Allan looking for ways to improve our financial reporting. Allan and I feel we need to make the reports more easily understood and we need to be breaking out operational areas for everyone to better understand the numbers. There are areas of the current method we use for producing the financial statements that do not conform with what an accountant or auditor wants to see, however, doing what the accountants and auditors would like does not present the information in a format a non-accountant or non-auditor would necessarily understand. Because we include budgetary numbers, sometimes our spending in one month is more than the budgeted spend for that month and so we see a negative. Next month the actual spend is less than the budgeted spend and we may end up with a surplus for that moment in time. Therefore, we create the balance sheet so it shows full year information to keep individual budget items in the black. Both Golf and Marketing need to be looked at as separate Profit & Loss areas because they both receive revenues and have expenditures and then the other pieces of the operations looked at collectively. Then we need to roll-up the three areas to a consolidated statement for Woodburn Estates & Golf. The other piece we should add is what is known as Fund Accounting. This is where you take accounts, such as the Reserve, which spans multiple fiscal periods or funds which start and end during two fiscal periods and monitor them separately. You cannot take one of these funds and try to close them within a fiscal period when they span multiple periods. You simply cannot get an accurate picture of the revenues and expenditures using that method. Fund Accounting is commonly used within

government agencies and non-profits. Outside Woodburn Estates, we can look at the I-5 Interchange project for an example. This project started in 2013 with the completion originally set for the fall of 2016. Because the project spanned several fiscal periods, it had to be viewed in its entirety and not on a year-by-year basis because the budget was spread over several years. They couldn’t say this is how much will be spent in 2013, 2014, 2015 and 2016. First of all, because they didn’t know, and the second reason is they would still be working on the project for another 4 or 5 months instead of completing one-year early. Our Reserve is similar; not the same, but similar. We project things to do in each year, some happen and some do not as we reach the trigger date. The Reserve is fluid because our short and long-term repair/replacement needs are fluid. Last month a motion was passed by the Board to register the name Woodburn Estates & Golf and our logo for \$2250. I had a member tell me why he thought we were doing this and as one part of the decision - to protect our name and logo from being used by others - he was correct. The second reason for registering the name and logo was to stop the frequent name changes done by boards and previous general managers. By registering our name and logo we are not only protecting ourselves, we are also making future changes more costly and hopefully less likely for them to happen. Whenever there is a name change, we have letterhead, business cards and other materials to throw out and reorder with the new name or logo. We also have to change our signs and with the latest name change the new signs had to comply with the latest Woodburn ordinances. This is an expense we don’t need and registering our name and logo can be an additional hurdle to the process because our protection disappears. I can assure I have no lack of things to do, but my door remains open to members to stop by and talk about what is on their mind or to just shoot the breeze. One more thing. I would like to form a Sponsorship Committee so we create a consistent and equitable process for sponsoring events from golf to Pancake Breakfasts, benches on the course, Coffee Hour, golf holes during tournaments, advertising and the list goes on. We have lots of opportunities to bring in revenue and keep member costs as low as possible!

COMMITTEE REPORTS

Architectural Director James Taylor: Since the Board of Directors meeting in February there have been 33 Architectural Requests and 16 Compliance Requests. I would like to remind our owners that as the weather warms and they want to start on those spring and summer projects, they will need an Architectural Permit for Fencing, Exterior painting, Roof or Driveway replacement, and most landscaping projects.

RV Lot Director James Taylor: Gate hours are now set to summer hours. Please note the item in the latest News and Views regarding the charge that owners will be assessed if they end up locked into the RV lot after hours. Calls to the Police or Fire Department to get you out cost the Association and prevent those responding from being available to perform their duties. As Frank is an employee, if he responds it results in overtime and again, an expense to the Association.

Activities Director Malena Turner: *The meeting was called to order at 11:32 by Director Malena Turner. Members present were Mary Danielson, Nancy Reed and Rita Girard. Absent with notice was Jan Robarge. Also in attendance were Sharyn Cornett, Diana Lindberg, Becky Butts, and Tom Staskiewicz. A discussion was held regarding permanent coffee hour volunteers. The committee felt that it would work more effectively if there was a separate committee with each member taking on a separate responsibility and someone to oversee the entire event. Nancy Reed gave a Treasurer’s Report showing our balance as of March 31 as \$14,777.92. Mary Danielson reported on the Pancake Breakfast preparations. Rita Girard reported that all volunteers are in place. Becky and Tom asked that proceeds be donated to the Woodburn Police Dept. for the purchase of speed monitors. The committee approved this request. Malena had a written request from Ron Ewing for 5 new pool balls sets which would be a cost of \$761.50. It was decided by the committee to table this request until the Pool Hall room would have ample security. Wine Tasting May 13th. It was decided by the committee to rent the glasses and white tablecloths for the serving tables from Capital Rentals and to pay the \$90.00 charge for delivery and pick-up. Malena is going to contact a harp player. A diagram showing the possible set up was reviewed. We will provide 2 licensed servers (Lon Reed and Nancy Dale) and Craig will have the remainder available. Oregon Wine Sales will need 4 tables for serving both the basic and premium wines. Diana gave a report on the progress of the car show. Malena reported that Wolfer’s are planning a picnic in the Gazebo June 18th for the residents. They will be taking care of all arrangements. Meeting was adjourned at 1:07.* Update on Coffee Hour: We have had great support from volunteers who want to give of their time at Coffee Hour. We have not missed a beat with Entertainment. The Activities Committee is very appreciative of the overwhelming support of the community in this endeavor to make Coffee Hour a fun and informative program. We love our community and want to make it a pleasant place to live and thrive. We are always looking for members who want to volunteer their time in some manner. This is why we want to have two teams to run Coffee Hour. It will give others a way to contribute their time without being committed to every Thursday, if they have other things they need to do. Volunteers are always welcome in any of our activities. Just give us a call. We can find a place for you. Thank you. On that note I want to say THANK YOU to all the volunteers for the Pancake Breakfast. It was a huge success. We Thank the Scouts that came to help put and take down the chairs and tables and do the Flag Ceremony at the beginning of the Breakfast. We thank our sponsors, McCully Realty and Legacy Financial for their support. We had a great turn out. As I looked out through the crowd, I saw all enjoying having breakfast with their neighbors and friends. That’s what we want. Happiness! Malena Turner, Activities Director.

Golf Director Don Conway: The Greens/Golf Committee met April 11, 2016 at 11:00 am.

Allan Lindberg led the meeting. Representing the Women’s club was Diana Lindberg. Guest was Don Conway. The other members of the committee were present except Tim O’Larey who was absent with notice. Tom Staskiewicz represented the administration. Fred Bourne said the signs for the bathroom locations are ready to go up. With Tim absent there was no update on when the rest of the signs will go up on the main streets that the golf cart paths cross. (Some

Board Minutes (Cont.)

signs are up.) Chuck Siver stated that everything is up and going well, including game posting. However, there was concern in the Greens Committee that we have quite a few players who are playing non-postable score games which would not reflect their actual handicap. Clint Hansen said that this compromises the validity of the handicap system. Allan brought up the drainage problems near the pro shop. Chuck stated that he believed that there were broken tiles and there is no map of where the drains run. Allan will mention this to the House Committee chair, Larry Jones. There is also poor drainage near hole-1. *USGA rule – Do not post if playing alone.* This USGA rule was discussed, and if we can make a local rule that allows single player posting because most of our members do not play outside of Woodburn Estates. Allan said that he posed the question to the OGA and the answer was “no”. Clint, Don and Tom had nothing to report. Allan gave a report about possible entries onto hole-10 and off of hole-18 so that there is less congestion between walkers, cars and carts, especially on Thursdays. Allan will continue the path discussion between asphalt versus concrete paths at the next meeting. Walt VanRheen talked about possible gazebo changes. Walt had toured the full course last week with the House Committee. Tim’s office near tee box 17 is in very bad shape and needs siding as soon as possible, hopefully this year. It may also need roof work. Walt said the construction on the Golf Storage Shed is ready to go and will be completed in a week or so after the start. Possible energy credits will be checked along the way to see if we qualify. Tom has been in contact with Energy Trust of Oregon. Clint brought up the lights in the golf lounge and whether they could also be checked and the air hoses fixed or reconfigured outside.

Diana asked when the course should be rated, the last time being in 2010. Under the USGA rules it is within 10 years, so a full rating is not necessary at this time, although an adjustment rating could be done if needed before the full rating. A review of the trees and paths should be considered first to see if there will be any changes before the rating is done again. Diana posed a question from the Women’s club. It is hard to see whether the lights are on at the end of the tunnels – could the lights be raised higher? Tom said that he would have Frank look at that. Tom will also check and see if safety meetings and “walk arounds” are being conducted with Tim’s crews and around the maintenance buildings. Although Tim was absent, an email from Tim stated that aerification was starting on the back nine on April 11th. He will use the small tines which should help the recovery time. He recommended that the larger tines be used in the fall. Allan brought up the rose on hole-2, but with Tim absent there was no consensus. At the last meeting Janice Aiken and Diana Lindberg were tasked to remind our golfers about some local etiquette rules while at play. End of Meeting – 12:45 p.m.

House Director Larry Jones: *Road Trip Presentation.* To help in the planning of ways to create a vision of how the House Committee can better serve our community, we took a road trip. Dawn Cole, Walt VanRheen and Larry Jones went to Salem towne, Summerfield, King City and Claremont to see if there were ideas that would serve us as well. Dawn took photos which we shared at this meeting. The above communities are all 55+ housing units. *Golf Equipment Storage Building:* With the passage of the budget we have contacted M and W Building Supply to start the Engineered Drawings that we can submit to Marion County to get our building permits. Jim Taylor has located the property markers for our plot plan we need to prepare for the county. This saved us from having to hire a surveying company to find our property lines. We have also had Excavator to look at what is needed to prepare the job site for construction. We are doing everything we can to get the job started as soon as possible.

Pool Bldg. Glass Replacement: Dawn presented 3 Bids for replacement of the 29 windows and doors that surround the swimming pool building. We discussed the different types of windows that were available to us. Although there were cheaper windows available it was decided to go with the vinyl Montecito windows with “solar cool-bronze”. Costs showed that with the vinyl, the warranty was superior; a 10 year warranty as compared to a 5 year warranty. After discussing all the bids, I will present a motion to award the bid to Woodburn Radiator & Glass (a local company). *Golf Maintenance Building:* After discussing the need of upgrading this building which has roof, siding and broken windows to replace, and gutters that are no longer functioning, Dawn got in touch with four different GC contractors to find out what it would cost us to make necessary repairs to this building. Dawn presented the 5 bids, 4 of which included: siding, roof, windows. We were able to discuss the pricing. We are making a motion at the next Board of Directors meeting to authorize the repairs to J. Forrest Construction. With the amount of work that we have, it was suggested that we check with Energy Trust of Oregon to see if there are any rebates available for the work that we are planning to do. We will investigate and make sure that we do not miss any opportunity to capture any savings. *Gazebo Repair or Remodel:* At this point we have asked M and W Building supply to quote on making the repairs to the Gazebo. We gave them a copy of our engineered drawings to base their bids on. We are keeping our minds open to other solutions to provide Woodburn Estates & Golf with a suitable solution to the problem. *Sound Proofing of the Conference Room Walls:* I have been in contact with Sly Toran of Sly’s Drywall Co. When I originally contacted him he told me he was booked until late May which is good with the other work

that we have going on at this time. I will email him and confirm that we will be awaiting a contract to start the job at a time that can be agreed upon. *Office Remodel:* The office remodel has been started for us by our maintenance crew of Frank and Frank. The scope of work is much smaller than what was originally planned. Tom Staskiewicz and Board President Becky Butts discussed ideas with me. And so the work has started. We have new walls up and drywall installed. We have new carpeting ordered from Kelly’s Flooring in Salem, as approved by the board of directors. New windows will be installed. I want to thank Frank Jameson who was also available to answer valuable questions for us to work within our planning the new office remodel. *HVAC for Auditorium:* Frank Jameson has informed us that the HVAC equipment has been ordered by Wolfer’s Heating. In the meantime we are working with Energy Trust of Oregon to find out if there is rebate money available to us for this purchase. *Water Draining Problems at Clubhouse:* I was informed by the Golf Committee that the main drain in front of the pro shop is no longer draining properly. I checked with Frank regarding this problem. I met with Frank and Allan Lindberg regarding this. RotoRooter has worked on this line but, when we have heavy rains we have problems. We discussed installing a new sump with sump pump to pump this water to a new drain. The piano that was stored in a golf cart storage building has been removed and destroyed. Meeting Adjourned 11:30.

New Members & Real Estate Director Nancy Dale: I would like to thank President, Becky Butts for appointing me as the new Director of Membership and Real Estate. I will do my best to fulfill the duties that have been given me. *Real Estate:* Homes sold year-to-date in 2016: 45 (as of April 25th). Homes sold year-to-date in 2015: 39. *Membership:* A meeting of the Membership Committee is planned once the Board approves my nominations.

Marketing/News & Views/WEB Director Stan Hiller: We will be running ads this month in West Linn and Wilsonville. The Tulip Festival flyer has arrived with our ad in it. Flyers have been created for the Pancake Breakfast and Wine Tasting event. *News & Views:* it’s a feast or famine with articles for the *News & Views*. The last issue, we had too many articles, but that is not a complaint. So, please keep sending in “filler article” to the *News & Views*. As space is available in the paper it makes it easy for our editor to use these filler articles and also send some photos in with those articles. **WEB:** February web users totaled 887 and March had 730 users. Last month we started a new web page titled “Golf Events” in which you could see the event and download the registration form. It occurred to us that we need to do the same for upcoming activities and dances. See our new web page called Activities which shows the Activities Schedule, Dance Schedule and Thursday Coffee Hour. Recently our GM, Tom said we need to have a web page for the realtors and those private home owner sales transactions. See our new web page “Buying or Selling under “Our Community”. This page can also be accessed from the home page too. This web page will contain the forms to be down loaded by realtors and those doing their own private home ownership sales. Don’t forget to click on the Facebook book symbol for the latest happenings.

Rules and Regulations Director Jim Worley: Approximately 20 open complaints in process. This includes those being investigated; letters sent out both regular and registered; going through legal actions; referred to Woodburn Police or Fire Department; penalties collected. Unfortunately, often this can be a rather lengthy process.

Tech Committee Director Allan Lindberg: The committee met April 25. Members Present; Director Allan Lindberg, Director Stan Hiller, Manny Litwak, Walt VanRheen, Clint Hansen and GM Tom Staskiewicz. A server and hard drives are ready to install with software to be downloaded within the next two or three weeks. We have a possible good resource with the man from whom we bought the server who is familiar with both HP and Cisco. We will be covered with power losses for several hours when the new system is up, with two Uninterruptible power supplies, also called a UPS. Woodburn Estates still needs to purchase and install a router and switches to complete the job so that we have a full internal and external system for our needs for several years. We will be looking at Cisco as one choice. There was discussion about our firewall, which may be contributing to the slowness of the system. This will be reviewed as we go along. The phone system review will be done after the computers systems are in place. We look forward to implementing an electronic calendar once the computer system is done. An electronic calendar could update all systems at one time when changes are made and could provide a simpler venue for our members to see what is happening. The web page needs some fresh pictures and a separate tab that is easy to find would be a good asset to real estate or buyers. There is currently a new tab that was just added for buyers or sellers. It is located under “Our community”. The sound system in the Auditorium is almost done with a sound check to be made by Walt soon at the Gazebo.

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Activities Calendar

* Any change of date, time, activity, or place MUST be made with the office 503-982-1776.

Saturday, May 14	Sunday, May 15	Monday, May 16	Tuesday, May 17
8:30a Ping Pong Players – DH 9:00a Crafters – Craft Room 3:00p Water Volleyball – Swimming Pool 7:00p Saturday Night Dance – Aud/DH/Kit		8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:45a Walking Club Indoors – Aud 9:00a Ladies Pool – Pool Room 9:00a Walking/Talking Club – Blue Room 9:30a Gentle Yoga – Aud 10:00a Ladies Golf Club Exec Committee Mtng – Conf Room 10:00a Lady Putters – Ladies Lounge 10:10a EZ Bridge Club – Blue Room 10:30a Zumba (Low Impact) – Aud 11:15a Ladies Golf General/Lunch Meeting – DH/Kit 12:00p Mon 3 Table Dup Bridge – Blue Room 1:00p Ladies Poker – Card Room 4:00p Mkt/Pub/Web – News & Views 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares – Aud/Kit/Aud Foyer	8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:30a Tai Chi – Aud 10:00a Bicycle Club – by Mailbox 10:00a Needle Nook – Card Room 11:00a Uke-de-do's – Craft Room 12:30p Tuesday Party Bridge – Blue Room 1:00p Billiards Club – Pool Room 1:00p Computer Lessons – Dining Hall 3:30p Water Volleyball – Swimming Pool 5:30p Tuesday Night Poker – Card Room 6:00p Card Crafting Class – Craft Room 6:00p Line Dancing Beginners – Aud 6:30p Men's League Billiards – Pool Room 7:00p Line Dancing Intermediate – Aud

Wednesday, May 18	Thursday, May 19	Friday, May 20	Monday, May 23
8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a AARP Driving Class – Conf Room 9:00a Woodcarvers – Craft Room 9:00a Walking/Talking Club – Blue Room 9:30a Blackjack – Card Room 10:00a Zumba (Low Impact) – Aud 11:00a Gentle Yoga – Aud 12:00p Pinochle 5 Handed – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Golden Squares Workshop – Aud 2:00p Wii Bowling – DH 6:00p Pinochle Club – Blue Room 7:00p Bingo – DH	All Day <i>News & Views</i> Copy Deadline 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:00a AARP Driving Class – Conf Room 9:30a EZ Bridge Club – Blue Room 10:00a COFFEE HOUR PROGRAM – Aud/DH/Kit 10:00a Bicycle Club – by Mailbox 1:00p Billiards Club – Pool Room 1:00p Computer Lessons – Dining Hall 2:00p Estates Chorus – Aud 4:30p Rules Meeting – Conf Room 6:00p Pinochle Club – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a Walking/Talking Club – Blue Room 9:30a Tai Chi – Aud 9:30a Bible Study – Craft Room 10:00a House Comm. Mtng – Conf Room 10:00a Happy Hearts – Blue Room 10:30a Gentle Yoga – Aud 11:15a Zumba – Aud 12:30p Friday Party Bridge – Blue Room 1:00p Bunco – Craft Room 5:00p Friday Fun Day – Gazebo 5:00p Astor Way +8 Potluck - DH	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:45a Walking Club Indoors – Aud 9:00a Ladies Pool – Pool Room 9:00a Walking/Talking Club – Blue Room 9:30a Swiss Pairs Bridge – Card Room/DH Foyer 9:30a Gentle Yoga – Aud 10:00a Lady Putters – Ladies Lounge 10:10a EZ Bridge Club – Blue Room 10:30a Zumba (Low Impact) – Aud 1:00p Car Show – Conf Room 1:00p Ladies Poker – Card Room 4:00p Mktg/Pub/Web – News & Views 6:00p Clackamas Circle Potluck – DH/Kit/DH Foyer 6:30p Water Volleyball – Swimming Pool
		Saturday, May 21	
		8:30a Ping Pong Players – DH 9:00a Crafters – Craft Room 3:00p Water Volleyball – Swimming Pool	
		Sunday, May 22	

Tuesday, May 24	Wednesday, May 25	Thursday, May 26	Friday, May 27
8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:30a Tai Chi – Aud 10:00a Bicycle Club – Mailbox 10:00a Needle Nook – Card Room 11:00a Uke-de-do's – Craft Room 12:30p Tuesday Party Bridge – Blue Rm 1:00p Billiards Club – Pool Room 1:30p Board Meeting – Pool Room 2:00p Music Jammers – DH 3:30p Water Volleyball – Swimming Pool 5:30p Tuesday Night Poker – Card Room 5:30p Dup Swiss Pairs – Blue Room 6:00p Line Dancing Beginners – Aud 6:30p Men's League Billiards – Pool Room 7:00p Line Dancing Intermediate – Aud	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a Woodcarvers – Craft Room 9:00a Walking/Talking Club – Blue Room 9:30a Blackjack – Card Room 9:30a Men's Golf Club Exec Board – Country Cottage 10:00a Zumba (Low Impact) – Aud 10:30a Metaphysical Book Readers – Blue Room 11:00a Gentle Yoga – Aud 12:00p 5 Handed Pinochle – Blue Room 12:00p Ladies Pool – Pool Room 1:00p Golden Squares Workshop – Aud 2:00p Wii Bowling – DH 6:00p Pinochle Club – Blue Room 7:00p Bingo – DH	8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a EZ Bridge Club – Blue Room 10:00a COFFEE HOUR PROGRAM – Aud/DH/Kit 10:00a Bicycle Club – by Mailbox 12:00p 4th Thursday Pinochle – Blue Room 1:00p Billiards Club – Pool Room 2:00p Estates Chorus – Aud 4:30p Rules Meeting – Conf Room 6:00p Pinochle Club – Blue Room 6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	All Day <i>News & Views</i> Publication 8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:45a Walking Club Indoors – Aud 9:00a Walking/Talking Club – Blue Room 9:30a Tai Chi – Aud 9:30a Bible Study – Craft Room 10:00a Happy Hearts – Blue Room 10:30a Gentle Yoga – Aud 11:15a Zumba – Aud 12:30p Friday Party Bridge – Blue Room 1:00p Bunco – Craft Room 5:00p Friday Fun Day – Gazebo 5:30p Estates Dance Club – Aud/Kit

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