

News & Views

Regular Board Meeting 4th Tuesday of Each Month • Official Publication of Woodburn Estates & Golf • All ads and articles are published on a space available basis

VOL XLVI NO. 21

www.woodburnestatesgolf.com • Main Office 503-982-1776 • N&V Office 971-338-6131

Friday, November 10, 2017

Understanding HOA Risk

by Tom Staskiewicz

Most homeowners are not fans of special assessments or any unplanned expense and whatever can be done to avoid special assessments is appreciated. Last month I attended a luncheon where the speaker was talking about the risks faced by HOAs and their members. The primary risk HOAs face is special assessments, which are caused by a lack of funds to cover the costs of asset repairs or replacement. As an HOA there are many steps the board can take to mitigate or reduce risk. Preventing special assessments requires the board to take 16 steps.

The list of steps includes:

- A comprehensive list of assets;
- An accurate estimate of the repair or replacement cost of the assets;
- An accurate estimated life of the assets;
- Written maintenance plans for roofs, HVAC, plumbing, technology, trees, electrical, etc.;
- On-going inspections of assets;
- Comprehensive liability and property insurance policies;
- A reserve study with annual updates for inflation;
- Annual reviews of reserve assessment amounts;
- Policies prohibiting conflicts of interest in awarding contracts;
- Board members with the good of the whole in mind, not special agendas;
- Comprehensive bid specifications;
- A bid process requiring multiple bids;
- Proper permitting and licensing of contractors for jobs;
- Strong vendor performance contracts;
- Detailed project plans; and
- Comprehensive project oversight.

Each step we undertake lessens the risk and chance for unplanned expenses and special assessments. Have we identified all assets? Not yet, but our list of assets continues to grow as overlooked assets are identified and new assets are included.

Coffee Hour – October 28



WHS *Fiddler on the Roof* actors

by Kathy Hiller

Entertainment was provided by WHS Program Coordinator, Eric Swenson, who brought five students: Edgar Nevarez (Tevye), Evelyn Ramirez (Golde - Tevye's wife) Anna Koffler (Tzeitel - oldest daughter), Bailey Woolley (Hodel - Middle Daughter) and Juneli Morales (Chava - youngest daughter) from Woodburn Arts & Communications Academy to perform several songs from their theater production of *Fiddler on the Roof*. This well-known musical was performed in the Woodburn High School Auditorium (1785 N Front St) on October 27-28 at 7 p.m. and November 3-4 at 7 p.m., with a 1 p.m. matinee on November 4. *Seniors got a price cut (\$5).*

Flyers had been posted on the bulletin board near the Country Cottage Restaurant, and those who were at October 28 Coffee Hour were invited to see the complete production. Hope you got to see it! To keep informed of the plays and musicals from WACA, visit their website at <http://www.woodburnsd.org/woodburn-arts-and-communications-academy>.

Flu Shots Were Given

by Kathy Hiller

Although it was short notice, two Walgreens' employees, Tom Turner & Kaitie Dejong, gave flu shots to the ten or so residents who showed up in the dining hall on Thursday morning, October 28. If you have not yet gotten your flu shot, they are available at most pharmacies and, in most cases, can be billed to your health insurance carrier. Stay well!



Tom Turner & Kaitie Dejong
from Walgreens

2017 News & Views Schedule

For the remainder of 2017, *News & Views* will publish as follows:

Copy due by 9:30 a.m.

Thursday, Nov 16

Thursday, Nov 30

Thursday, Dec 14

Publication Date

Friday, Nov 24

Friday, Dec 8

Friday, Dec 22

Thank you, everyone, for your cooperation.

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What we hear here, what we
see here, stays here.

CLASSIFIEDS

Next Publication of NEWS & VIEWS
November 24, 2017
Deadline for Articles, Thursday, Nov 16, 9:30 a.m.

We LOVE to have your free ads and articles.
The BEST way to get your information in *News & Views* is to send
us this information by e-mail to nv@WoodburnEstatesGolf.com.
When submitting free ads be sure to include your
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FREE: Wheelchair. Call 971-338-3183.

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FOR SALE: Maple End Table \$25. Really nice, like new Tissavel faux fur coat, dark brown, size medium. \$75. Goose down coat. Like new, red, size medium. \$75. Call 503-902-0676.

FOR SALE: Sole F80 treadmill, bought in 2016, hardly used, in brand new condition. *Photo on bulletin board by restaurant*. \$1,000. Call 971-338-3183.

FOR SALE: Victorian Sofa. Has been in family since about 1905. Mahogany veneer. \$400 or will consider an offer. Photo on bulletin board by restaurant or call to view. 503-868-9148.

FOR SALE: 2003 Mercedes C240 with 211,100 miles, automatic, front wheel drive, good condition, tire and body \$3,150. Call Keith 503-507-4725.

FOR SALE: 2015 Chevy TRAX 48,500 miles, automatic, front wheel drive good condition, tires and body. Call Keith 503-507-4725.

FOR SALE: Bicycle holding brackets (2) for attachment to RV bumper or truck, square steel construction can hold two bicycles \$25. Call 503-981-3414.

FOR SALE: “Little Giant” live trap model LT4 – good for raccoons, porcupine, etc. good condition \$30. Call 503-981-3414.

FOR SALE: 2 motor power lift chairs – new and made by BEST Mfg. Bought earlier this year, isn’t working out for me. Leather, tobacco color, nice, clean cost \$899, asking \$600. Call 503-981-3414.

FOR SALE: Max-Aire roof mount RV vent cover for motorhome or camp trailer \$5. Call 503-981-3414.

FOR SALE: 30 amp RV power cord 25 ft. new & still in package. \$50. Call 503-981-3414.

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FOR SALE: Twin beds, used 3 months, very clean, bought new \$300+, asking \$100. Call 503-475-0203.

FOR SALE: 2002 Dodge Caravan ES Silver, 7 passenger, heated leather seats, DVD player in rear, dual air, 3.8 V6, uses no oil. New tires and battery and drives good. \$3,495 or best reasonable offer. Call Jerry at 503-586-3109.

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News & Views

N&V Office: 971-338-6131 • Main Office: 503-982-1776
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Website: 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.

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Rules Committee 12/12/2016

2018 Directory Changes

by Stan Hiller

Please check your name, address, and phone number(s) in the 2017 directory. If you need to make changes for 2018, now is the time to do so.

Please email changes or corrections to info@WoodburnEstatesGolf.com or call the main office at 503-982-1776. We will gladly list you by nickname, landline or cell phone number(s), or unlisted. Whatever you prefer. Don’t Wait!

NEWS AROUND THE NEIGHBORHOOD

Christmas Chorus

by Ruth TenEyck

The chorus groups from Woodburn Estates and Country Meadows Village is in preparation for singing together at Christmas! We meet every Thursday at 1:00p.m. on the second floor of Country Meadows Village (155 Evergreen Road) main building. This group is for fun and fellowship with a little learning thrown in. You do not have to be an accomplished singer to join. There are no auditions. Just come and sing with the group.

For more information contact: RUTH TENEYCK @ 503-981-3483. Leave a message with your phone number and I will get back to you as soon as possible - or just show up at the appointed place and I will answer all your questions!

Clackamas Circle Potluck

by Barb Campbell

Monday, November 27, 2017, 6 p.m. in Woodburn Estates & Golf dining hall. Menu: roasted chicken and scalloped potatoes. The rest of the fixin’s come from you. Please bring side dish or dessert and your own dishes and silverware. Contact Barb Campbell 503-981-3109 or Sharyn Cornett 503-981-0193.

Music Jammers

by Dena Hollod

November will see a lot of our musician’s leave as they fly away south to a warmer climate. They will be missed, but we with them all a warm and happy winter south.

Tony will be on travel most of November, so Donna Smith and Dena Hollod will take over the setup of coffee and goodies for our jammer sessions.

We hop all of our remaining musicians will still come and entertain us. It really helps us to get out of our houses during the winter months to listen to some good entertainment. Donna and Dena will be calling each musician and each attendee before the music jam sessions to remind them to come. We don’t want anyone left at home over those cold, dreary winter months. It’s always nice to get with the group for good music and wonderful goodies.

Please bring your neighbors and friends to our sessions. We would really like to see our group grow. And especially bring anyone who is a musician. See you on November 12 and 26 at 2 p.m. in the Woodburn Estates club house dining hall.

Who’s on Third? Concert Series

by Trudy Fowlks, Concert Coordinator

On Sunday, November 19, we will be welcoming back “Kim & Terry” (Campbell). This vocal duo is very well known to attendees of Woodburn Estates Coffee Hour. For this concert, they will be performing their “Fabulous 40’s Show” which includes “Moonlight Serenade”, “Paper Doll”, “Chattanooga Choo-Choo” and the ever-popular “Sentimental Journey”, along with many other favorite songs from the 1940s era. All of the songs in their shows include tight harmonies (arranged by Terry) and are enhanced by powerful backgrounds created (and recorded) by Terry in their own state-of-the-art digital studio.

All the “Who’s on Third?” concerts are intended to be enjoyed by the whole community. The concerts are held on the 3rd Sunday of the month (September - May) at Woodburn United Methodist Church, located at 700 N. Cascade Dr. (just south of the Cascade Park Retirement complex) here in Woodburn. The November concert will be Sunday, November 19 from 3:00 to 4:30 p.m. A free-will offering will be taken to continue financial support of this community concert series. We also have a mid-concert Intermission with refreshments provided by Country Meadows & Cascade Park.

Be sure to mark your calendars so you won’t miss this fabulous concert. Bring a friend and come enjoy another “blast from the past”. Kim says you are welcome (even encouraged) to come dressed in your 40s attire to help enhance the mood for the afternoon. I’m looking forward to seeing you there.

Woodburn Estates Dance and Social Club

by Bill Coleman, Chairman

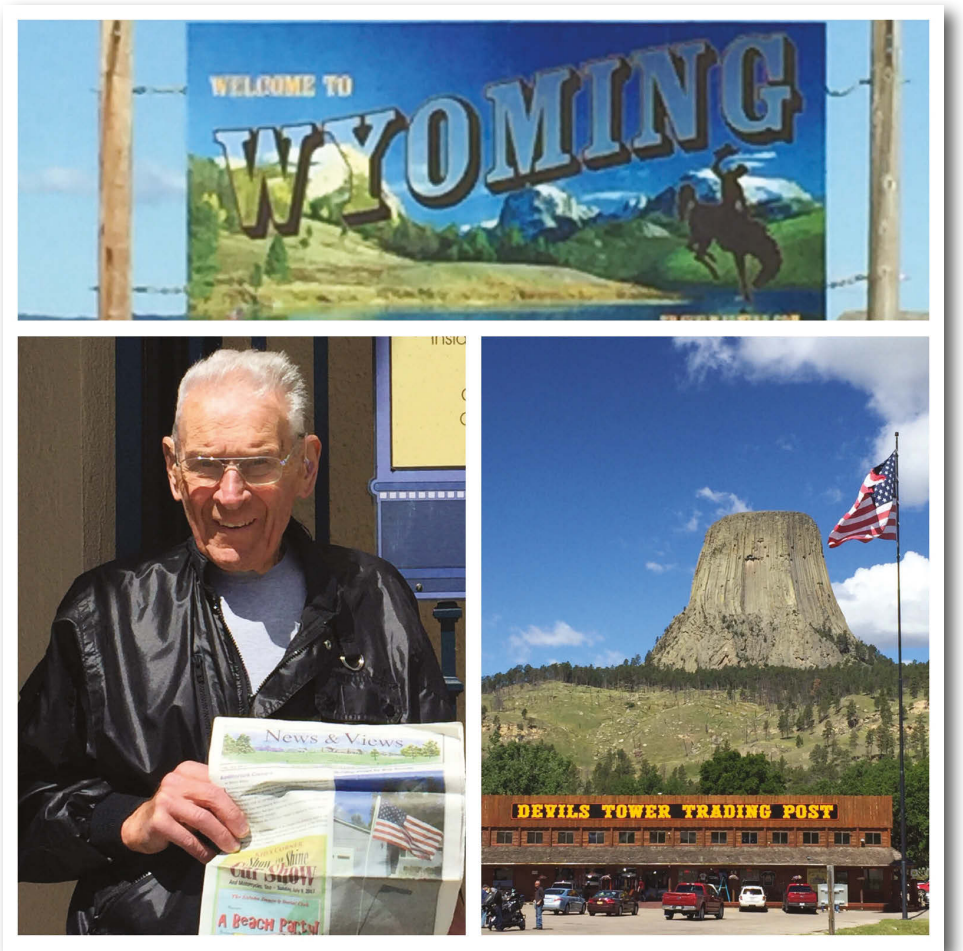
“A Salute to Veterans Party!”

Plan to join Woodburn Estates Dance and Social Club on November 11 at 7:00 p.m. as we offer a Veteran’s Day salute to our Armed Forces. We welcome Flextones - playing a wide variety of rock and country dance tunes - to our “Second Saturday Dance” held in the auditorium at 1776 Country Club Road in Woodburn. Veterans: be sure to wear your uniform, or any part that still fits, for a dollar off your admission. Snacks will be provided by Sara’s Salon & Barber.

Your \$8.00 admission automatically enters you in the evening’s drawing for lovely door prizes and free snacks. Don't forget to take advantage of the chance to win a big cash prize by participating in the 50/50 raffle.

We’re proud of our facility and want to show it off, so everyone over the age of 21 is welcome to enjoy Oregon’s finest dance floor at the Woodburn Estates & Golf auditorium, located at 1776 Country Club Road. Note: Want to sit with your friends? Be sure to reserve a table for your special group, by calling Marge at 503-981-1421.

Travel Report



by Tony Polinsky

This past summer after traveling to South Dakota, I decided to take a road trip through eastern Wyoming. I had read about one of our National Monuments called Devil’s Tower and felt it was something worth seeing. This part of Wyoming is lush and beautiful filled with colorful rolling hills. Devil’s Tower is a majestic formation that rises 867 feet from its base and 5112 feet above sea level. On June 8, 1906, President Theodore Roosevelt proclaimed Devil’s Tower the first national monument under the new Antiquities Act. It is an amazing sight and a “must see” if you are ever in Wyoming.

In Memory Of...

Baggarley, Charles (Chuck) – October 22, 2017
VanRheen, Herbert "Van" – November 5, 2017
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Men’s Golf General Meeting Minutes

Woodburn Estates Men’s Golf General Meeting
November 1, 2017

The meeting was called to order by President Paul Eaton at 10:00 a.m. in the Dining Hall, followed by the Pledge of Allegiance. There were 27 members in attendance.

Roll Call A quorum of officers and committee chairmen was affirmed – Paul Eaton, Will Abshire, Allan Lindberg, Stan Hiller and Ron Hansen. Len Westphal, Ron Gripenstraw and Clint Hansen were absent.

President Paul Eaton said if your event will be using any portion of our facility and needs to reserve a room, you must fill out a Club Function form for Harvest, End of Watch and Glow Ball. Paul had concerns about the Thursday game format. His schedule said one format, but when the day came, the pro shop had a different format. Paul said he will help the new president, Ken Bourne, get the 2018 schedule updated. Stan volunteered to print this complete draft for both presidents.

The following items were then covered:

- Men’s play schedule with concerns for the format, such as Pink Ball, 3-club, scramble and other formats, plus donuts on shotgun starts.
- Shot gun scrambles with computer pick to get new golfers involved.
- Having the first Thursday of each month be a computer pick.
- Do we have too many scrambles and not enough posting of scores?
- Nov. 10 free golf at the OGA for veterans with identification.
- Nov. 11 Albany has largest Veterans Day parade west of Mississippi.
- Nov. 14 Our Annual Members meeting at 10am and be sure to vote.

Paul then asked the upcoming president for 2018 to come up and talk about the OLCC. Ken said we need to be cautious as the alcohol permit includes the restaurant. We don’t want to jeopardize this, so please obey the rules. Also, some concerns about neighbors hearing swear words from the golfers.

Vice President Will Abshire said on November 11, Denny’s will serve a free breakfast to veterans. Red Robin will give veterans a free burger. Be sure to mark your HOA ballot before November 14 annual member meeting.

Treasurer Allan Lindberg gave our opening balance is \$1,791.82; deposits \$130.00; expenses to OGA \$35.00; doughnuts \$41.06; and our current ending balance is \$1,845.77.

As a reminder, our Men’s Club dues are now \$45 starting in 2018. Also, our constitution says the Voucher Fund should be under the treasury. Jim Worley has made all Voucher Fund money deposits to the respected accounts. The pro shop will now get reports to show what you have on the books, but the reports could be a couple of weeks old.

Secretary Stan Hiller said he will not be returning as secretary after this meeting.

Green: Fred Bourne said I want to comment on why Ken Bourne was summoned. The rules chair made the decision to take out OLCC rules from the rules committee. It is now the duty of the rules chair and the President. Question: why are two people on the Board able to make decisions that affect the whole Board and community?

Paula Kilgore has reviewed several paving contractors and has chosen one to pave the cart paths. We reached out and a new golf pro, Jason Holh, was hired and will start tomorrow. The bunker rakes will remain, but with a longer holder and a pin, so that the rake handle doesn’t touch the sand.

Larry Jones said the fence contractor who will be installing the fence near the 17 tee will be done in December. Dawn Cole and Paula Kilgore are working towards doing a 3-year paving of golf cart paths. Allan commented that the cart path on #1 is to be done this year along with the damaged areas. A larger area will be added to the existing area west of the clubhouse and the ropes for parking.

Mixed Tournament: absent no report due to health.

Handicap: Allan Lindberg said he is retiring from handicap position and thanked Russ Krussow for stepping up. Russ is now temporary certified for handicapping. Paul Eaton also thanked Russ for stepping up.

Rules: no report.

Membership: Stan Hiller reported that golfers need to pick up their Bag Tags at the pro shop. Without a current bag tag displayed you are not a member in good standing. Overall we have more annual golfers than last year and I think this is due to the referral program. Allan also stated that you can now pay for 2018 and golf free for the rest of 2017. This program has already gained 5 new golfers.

Sunshine: No report. Paul said if you hear of anybody needing a card, please call Ron Gripenstraw.

NEW BUSINESS:

Men’s concerns with the sand on the grassy roughs. Just move the ball and continue to play. Hopefully the rain will wash it down. Tim will cut the rough shorter, so when spring arrives the grass will not be too tall.

Fred wanted to know when Paula Kilgore made the motion to do away with the cart path fund. Where did this conversation come from as it was not from the Green Meeting?

Paul had a couple of ideas from the OGA:

- He will post a chart on which tee you should be playing from, based on driving ability. Paul said we should all play now and again from the forward tees as it is fun.
- Posting scores is a must. Posting will end on November 30.
- Getting relief; obey the rules on how to do it.
- Local rules can be used and still post your score.

A request was made to have all the white chairs on the patio deck replaced with sturdier chairs. Larry Jones, House Chair said he will bring this up at the next Board of Directors meeting.

MOTION: a motion to take Voucher Fund money to pay for trail fee. After much discussion, Paul decided the motion should be tabled for further clarification and decisions.

MOTION: a motion to add an optional 50/50 drawing at each meeting. Cost \$1. The motion was seconded and passed by a majority.

MOTION: a motion to charge a \$1.00 penalty from your winnings for not picking up your bag tag. After much discussion the motion was withdrawn.

2018 President Ken Bourne. 2018 Vice President Mike Dykes. 2018 Treasurer Allan Lindberg.

Stan Hiller, secretary

Approved by President Paul Eaton on 11-3-17.

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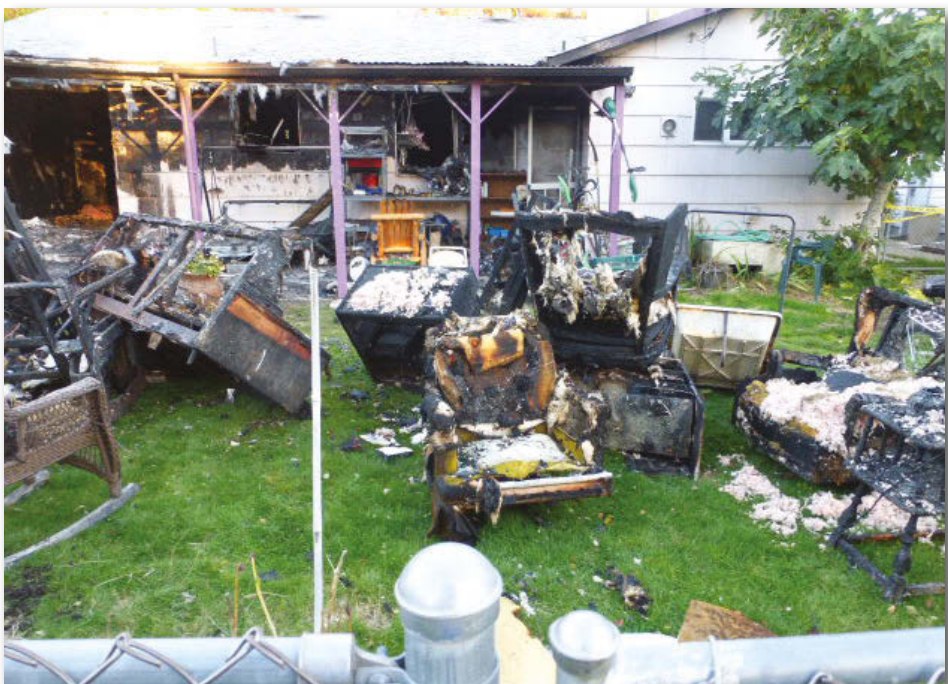
Fire on Astor Way



Front of house



Back of house



Burnt upholstered furniture

by Kathy Hiller

Monday afternoon on October 23 I had seen a police car up the street on Astor Way but did not investigate. Later, at the clubhouse, Lon Reed asked if I had heard about a house fire on Astor Way. No, I said, but determined to go there and capture a few photos and find out the story.

Here's what I was told: The resident, 105-year-old Gertrude T., had put a pan of water on the stove and forgot it. Her caregiver smelled smoke and got Gertie, her dog, and herself out. The resident cat, however, had high-tailed it out on its own. Hope they were able to find it later.

The house is badly damaged, but it is not very evident from the front. Photos taken at the back show the upholstered furniture that had to be pulled out of the house. Recent news was the smoke detectors had not gone off. Perhaps due to dead batteries? Thankfully, everyone was safe.

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MINUTES OF THE
WOODBURN ESTATES & GOLF
BOARD OF DIRECTORS MEETING

September 26, 2017, 1:30 p.m.
(Approved October 24, 2017)

James Taylor <i>President</i> RV Lot	Malena Turner <i>Secretary</i> Activities
Janice Aiken <i>Vice President</i> Rules & Regulations/CC&R's	Paula Kilgore <i>Director</i> Golf
Chuck Johnson <i>Treasurer</i> Budget	Allan Lindberg <i>Director</i> Marketing/Communications/ Publications
Dawn Cole <i>Director</i> Architectural	Larry Jones <i>Director</i> House
	Nancy Dale <i>Director</i> Membership/Real Estate

1:30 p.m. President Jim Taylor called the meeting to order and requested that all in attendance please stand for the Pledge of Allegiance and silence their cell phones. President Taylor welcomed everyone to this meeting.

Establish a quorum: Board members present: Jim Taylor, Janice Aiken, Malena Turner, Chuck Johnson, Dawn Cole, Larry Jones, Allan Lindberg, Paula Kilgore, and Nancy Dale. Per Secretary Malena Turner there was a quorum.

President Jim Taylor: Welcome to our September Board of Directors meeting. While our Annual Owners Meeting and election of new Board members isn't until the second Tuesday of November, the deadline for those interested in running for a position on the Board of Directors is rapidly approaching.

By our Bylaws, all nominations for Board positions must be submitted to the Office 40 days prior to the election. That date is October 4, 2017. If you are interested in running for a position, there are two ways to get on the nomination list. One, contact a member of the Nominating Committee and request your name be added to the list, or Two, obtain a petition from the office and have 25 members in good standing sign the petition nominating you for election. In addition, all those interested in running for election must fill out a résumé form that provides some general background and experience data. All nominees will have their pictures taken for inclusion in an article for the *News & Views*. The members of the Nominating Committee are: Carol Bolton, Barbara Rose-Cox, Sherry Hunt, Jan Robarge and Katie Taylor.

Finally, I must give those attending today a bit of an apology. Our Executive session today is likely to be quite long. There are several issues, many with legal implications that must be addressed.

Agenda: President Jim Taylor then asked if there were any additions or corrections to the agenda.

Treasurer's Report-Director Chuck Johnson: The balances reported today were reconciled with bank statements and balance sheets/ledgers provided by our bookkeeper as of August 31, 2017.

Our Operating Account balance as of August 31, 2017, was \$867,604.85.

Our Reserve Account balance as of August 31, 2017, was \$992,125.06.

The Accounts Receivable statistics presented today were determined as of September 22, 2017. On this date, the balance of our Accounts Receivable was \$50,536.76, a reduction of \$8,812.69 when compared with last month's balance. We currently have 51 delinquent accounts. Again, a reduction of 24 delinquent accounts when compared with last month's report. Our attorneys are currently handling 3 delinquent accounts in an effort to collect the money owed to the Association. These 3 delinquent accounts total \$7,017.85. Two properties with delinquent accounts have been foreclosed on and are now bank-owned. The total of these two delinquent accounts is \$6,815.71.

Our 2018 Budget Committee will continue to meet on most Wednesdays and tomorrow we anticipate completing a draft of the 2018 Reserve Budget. We will then begin to prepare a draft of the 2018 Operating Budget. Our goal is to have a draft of both the 2018 Operating and Reserve Budget completed by November 1. I will then ask President Taylor to call for an Open Board Meeting which will be a Budget Workshop wherein Directors not on the Budget Committee can provide their input.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

President Jim Taylor requested a motion to approve the regular minutes for August 22, 2017; it was so moved. Seconded and approved.

President Jim Taylor requested a motion to approve the special minutes for September 1, 2017; it was so moved. Seconded and approved.

President Jim Taylor requested a motion to approve the special minutes for September 15, 2017; it was so moved. Seconded and approved.

Director Chuck Johnson motion #1: I move to approve the Treasurer's Report as presented today in this meeting. Seconded and approved.

Director Janice Aiken motion #1: I move to approve the change to the Rules & Regulations: 13.1 Members may obtain space. Only members may obtain space for their own unit(s) in the Associations RV Lot. (See Bylaws-Members). The units stored MUST be movable and must be identified on the form and/or photo may be attached. Ownership must be verified at the time of application. Seconded and approved.

Director Janice Aiken motion #2: I move to approve the following changes to the "Club or Group Facility Usage Application form.

Page 1 – strike: ~~Single~~ Occurrence date

Page 2 - #1 Will Alcohol be dispensed? Strike: ~~dispensed~~. Insert: on the premises. Then after yes and no, insert: Maybe.

Page 2 – Outside Servers Must comply with all rules above and 1, 2 and 3 below. Seconded and approved.

Director Janice Aiken motion #3: I move to approve in the Standard Operating Procedures #1 "housekeeping" a reference change under 4.2.5 GOLF CAR PATH FUND. Strike: ~~contained in paragraph F~~; insert: See Section 4.4. Strike: ~~Budget Management, below~~. Seconded and approved.

Director Janice Aiken motion #4: I move to approve in the Standard Operating Procedures #1 "housekeeping" a reference change under 4.3.1 FIDUCIARY RESPONSIBILITY. Strike: ~~See paragraph 4-D-1~~; insert: See SOP Two 6.5.3 concerning certificates of deposit. Seconded and approved.

Director Larry Jones motion #1: I move to approve \$8,000.00 to Advanced Locking Solutions for additional materials to complete the installation of the new security system for the clubhouse. Seconded and approved.

Director Allan Lindberg motion #1: I move to offer, beginning October 1, 2017, any resident member of Woodburn Estates & Golf can prepay 2018 golf membership and golf the remainder of 2017 free. This offer is only good to residents and associates if they are not currently a full golf member. The cost to members is \$650 and associates \$875. Seconded and approved.

Director Paula Kilgore motion #1: I move to approve and to move forward from the 2018 Reserve Budget, line item # 102067 in the reserve budget to 2017, for purchase of a Neary 555 SRI Reel/Spin Grinder from RMT Equipment in the amount of \$34,500.00. Seconded and approved.

Director Paula Kilgore motion #2: I move to approve the 2018 Golf Schedule. Seconded and approved.

EXECUTIVE SESSION: President Jim Taylor announced that the Board would be recessing to Executive Session. The Board of Directors came back and resumed the meeting. Director Janice Aiken summarized the executive session and moved to exempt 50% of the Working Capital fee for a homeowner buying a second home in the Association, provided homeowner continues to abide by the rules in our Bylaws associated with it. Seconded and approved.

Motion to Adjourn was seconded and approved.

Respectfully submitted, Malena Turner, secretary

Next meeting will be October 24, 2017 at 1:30 p.m.

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ADDENDUM-DIRECTOR and GM REPORTS plus Open Mic – Members Comments:

ACTIVITIES-Director Malena Turner:

A letter was received from Cristy Barsky in response to a request by the Activities Chair and committee, asking for a report on how she brought in more players, what the average attendance was, and how she felt the year went. Malena and Becky Butts will follow-up.

The Treasurer’s report was given, along with a report provided by Walt VanRheen which recapped the sponsors for coffee hour.

A last-minute check was done for the Health Fair. The committee also went over the 2018 calendar for events and dates.

Malena reported that she had supplied the Bingo coordinator with check-in forms, as requested in the August meeting.

Becky Butts was present to report on the upcoming Pancake breakfast and to ask for help paying for re-covering the furniture in the front lobby area near the dining hall. The sponsors for the pancake breakfast are Emerald Gardens and McCully Realty.

At the previous meeting Walt volunteered to make a poster asking for volunteers. The poster is up on the digital screen, in the *News & Views* and on Facebook.

The following items were requested by members and will be investigated before next month’s meeting.

1. The swimming pool volleyball nets are 10 or more years old. It was the consensus that we wanted to buy quality nets which would work well with the pool chemicals.

2. Shuffleboard game for the floor in the dining hall.

3. First Aid Class for community.

The money donated for the August tea was dedicated to the Woodburn High School Art Department. The money donated for the September 15 tea will go to the Woodburn Estates & Golf activities main fund.

The Health Fair on September 8 was successful with vendors reporting that they were happy with the public response. A personal thank you note has been sent to every vendor at the event. It was a lot of fun for the volunteers, too.

ARCHITECTURAL-Director Dawn Cole: Since the BOD meeting in August we have had the following: 39 Architectural requests; and 23 Compliance requests

GOLF-Director Paula Kilgore:

Rounds Played for August 2017: Total 18-hole rounds played 2,893; 9-hole rounds played 706; Yellow Tee rounds played 169; Guest 9-hole rounds played 21; Guest 18-hole rounds played 60; Total rounds played 3,849, and total rounds played YTD 18,720. Oregon Trail had 38 rounds played.

The 1969 grinder we are replacing with an updated system is a manually operated system that is not working properly. The new machine is a more efficient use of labor as it is automated. The updated version allows the following: Digital gauge = exact set up; Table top easier set up; auto index Relief Grinding system to allow additional tasks during grinding process. This machine is for sharpening blades for mowers. I will present a motion under new business, along with a motion for the 2018 golf schedule.

GREENS-Director Paula Kilgore: Sept. 11, 2017 Greens Meeting had the following present: Paula Kilgore, Fred Bourne, Chuck Siver, Tim O’Larey, Sally Carter, and Tom Staskiewicz. Absent with notice: Allan Lindberg. Guests: Clint Hansen.

Tim O’Larey Maintenance Report:

1. Rings in hole. Rings will be used in winter months to protect holes.
2. Stump holes will be addressed this fall.
3. Cart path #1 will be done this year.
4. Curved sand rake handles discussed.
5. Sand packs in the bunkers because of watering. Tim will be researching different types of sand.

6. White flags used on Greens on holidays only.

7. Ivy on trees holes #2 and #18 need to be addressed.

Old Business: The following Projects to be completed this fall with the least impact on the use of the golf course and weather permitting.

Score Cards: Score cards have been ordered and should be available for pick up from Score Cards Inc. next week. Thank you, Allan, for completing this time consuming task.

Forward Tees: Bernhardt Construction will be starting the forward tee boxes on September 18th.

Tree Removal: Northwest Tree Service is removing 18 selected trees from our course and will be trimming up selected trees. The tree debris will be taken away by Willamette Landscape Co out of Salem. We chose Northwest Trees Service because of the way they are going to protect our fairways

Cart Path Contract: We are revisiting the contracts for the approved paving project. This is a possible money saving decision

#17 tee box fence: House has been working with the fencing company to replace the arborvitae on #17 with a fence that closes off the north end of maintenance area behind the gold tee box to the building as well. It is important that we remove the arborvitae and place them elsewhere on the course and not just throw away.

New Business:

USGA Larry Gilhuly report on return visit. Tim and I Met with Larry and Tom to review his first visit. After the review Larry, Tim and I toured the course. The discussion was maintenance and labor costs. He gave us numerous maintenance saving ideas. Ways to utilize our labor force to be more productive. He included ways to adjust current methods of mowing, sanding and aeration of the course. I have given all of you a copy of this report, if you have any comments or questions please ask.

Allan Lindberg has notified me he will be stepping down in 2018 from Men’s Handicap Chair.

Number 18 exit to left of green to parking lot needs additional gravel and we will see if we can get paving for this area when other work is done.

Ground repair from tree uprooting in spring. We will repair that grass area around where the trees damaged cart path once we have the cart path damage fixed. Tom, is there insurance money involved in this? What about the cost of trees to replace those destroyed by storm? Tom did not have information at this time.

The damaged signs from the practice area are being taken care of by the house committee.

HOUSE-Director Larry Jones: It was brought to our attention that in order to implement our new security system, we needed to change our current locks to special locks that work on low voltage electrical systems. Therefore, I will have a motion under new business.

MARKETING/COMMUNICATIONS/PUBLICATIONS-Director Allan Lindberg: A Woodburn Estates & Golf ad appeared in the Mt. Angel Oktoberfest Program for the third year. Mt. Angel Oktoberfest attracts thousands of people from all over. Our continued presence in the program enhances exposure of our community including our Associate packages.

There are four digital displays throughout the facilities. The living room display now shows poster slides related to different Country Cottage Restaurant menu items. A thriving restaurant draws public to Woodburn Estates & Golf and Country Cottage restaurant.

Referral Reward Program: Our referral program is still in effect and has been a very successful program bringing in new Associates. I remind everyone that any resident or associate referring a new member to Woodburn Estates & Golf will be rewarded with either Pro Shop or Country Cottage Gift Certificate.

We received a request to further enhance communication of our regular Board of Directors monthly meeting. We will look at printing meeting notice on front page of the *News & Views* in the issue prior to our meeting. I have asked Walt,

...continued on page 8

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Board of Directors Meeting Minutes (Cont.)

our resident master poster-maker, to create a poster for the digital displays that can be used month after month. This, along with normal formal meeting notice posted on the bulletin board next to the office lobby, the normal Bugle Blast, Facebook and published in our *News & Views* activities calendar, provides many avenues of communication to keep members informed.

Web: Highlighting the top five webpage visits: front page 3,948; Calendar 3,455; Country Cottage 350; Buying & Selling 225; Our Community 209. I have attached a more detailed monthly report of page hits from January through August 2017.

Facebook: The number of followers on January 1 was 277. As of September 24, the number of followers has grown to 332, an increase of 20%. If you use Facebook check us out and see what’s happening.

Publications: The June 22, 2012 News & Views article Board minutes by Secretary Dick Koessel: Our legal counsel has just advised the Board that we should discontinue the policy of publishing “unapproved minutes” and only print approved ones, in the newspaper. The June 26, 2012 Board Minutes by Secretary Dick Koessel brought to the attention of the Board that we had received information from our attorneys that we were not to publish unapproved minutes, nor are we to publish our monthly financials. Our SOPs need to be updated to reflect this opinion so we have clear guidance in future years with future boards.

MEMBERSHIP-Director Nancy Dale:

The changed venue at our New Member meeting on Saturday, August 26, was a success. Our new residents seemed to really enjoy visiting with reps individually from the different clubs, activities and Board members instead of listening to individuals talks.

I want to thank all the clubs, activity reps and Board members that turned out in good numbers. I’ve received constructive, positive feedback from many of those that attended. I hope to have even more representation at our next New Member meeting.

I am going to keep the same format, but introduce a few variations so the gathering will run more smoothly. I am open to hearing feedback from my fellow Board Members, and the clubs and activity members as well.

The next new member meeting is Saturday, December 16, at 1:00 pm in the Dining Hall.

REAL ESTATE-Director Nancy Dale: This report as of July 18, 2017.

Homes sold from July 21 to August 18: 12

Homes sold from August 19 to Sept. 22: 12

Homes sold year-to-date in 2017: 112

Homes sold year-to-date in 2016: 114

Home sales pending-to-date in 2017: 23

RULES & REGULATIONS/CC&R’S-Director Janice Aiken: On August 22, 2017, I reported there were twenty-nine (29) open complaints as of August 17, 2017. As of September 21, 2017, nineteen (19) new complaints were received and thirty-six (36) were closed. There are now ten (10) open complaints.

RV LOT-Director James Taylor: I’ve received several notes and calls concerning the RV lot and its drainage problems. We are well aware of the problems and have been seeking a solution. One company toured the lot and gave an estimate for a partial solution that well exceeded \$100,000 and they conceded that given the fact that our lot drains to the ditch along I-5 and then under the freeway to the wetlands, unless that drainage pipe is clear, their suggestion was not a long term fix. Estimates for grading and paving the lot have been estimated at over \$250,000. We met with another company to discuss alternate ideas to reduce flooding in portions of the lot. This not a problem we are ignoring, but it is one that has a potentially large cost and is impacted by conditions over which the Association has no control. I’ve spoken to Public Works and the County and ODOT has also been contacted. At this point, correction of those issues beyond our control have not been made or planned.

SAFETY-Director Dawn Cole: This past month the Safety Committee discussed and completed the following:

1. Ordered 3 additional AED’s for placement in the Pro Shop/Restaurant entrance/Golf Maintenance Building near the green for Hole #12. The 4th AED is located just outside the entrance to the office. We are tentatively scheduled for the 2nd week of October to have a “How to Use Class” in the golf lounge.
2. Added another handicapped space in front of the Rose Garden. It should be noted that as we add a Handicap space we lose two regular spaces due to the clearance required on both sides.
3. Supervised the roofing crew that were re-roofing the cart barns ensuring they were roped-off and wearing 5-point harnesses.
4. Added one-way arrows in the newly sealed parking lot to direct traffic where golf carts will be more visible.

General Manager Tom Staskiewicz: I have several items for the Board to review.

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Board of Directors Meeting Minutes (Cont.)

Understanding the Reserve: The Reserve Account is to be used for repair and replacement of assets. I understand there have been questions by some members, including committee members, regarding some of the projects we have undertaken as Reserve projects. The comments range from this wasn't in the 30-year study to these are not repairs or replacements, they are enhancements.

Regarding the first comment about not being in the 30-year study; this document is a work in process. The studies done in years past did not include many assets. Some of the notable missing assets include the auditorium roof, auditorium and dining hall floors, dining hall sliders, Tim's maintenance buildings and common area trees. The studies also had broad items such as golf course construction A - F or groupings of HVAC units, appliances, and asphalt cart path overlays A - G and asphalt cart paths seal coat A - E. Why are the cart path overlays identified as A - G and the seal coat identified as A - E? The study needed updating to either include or further define assets so we know what we are discussing. Attempting to judge the projects on the old studies is not realistic, so even though projects may appear to deviate from the old studies, it is only a deviation because the previous studies were flawed.

As to the second comment about enhancements and not repairs or replacements when discussing the forward tees. According to the USGA Consultant our forward tees were not placed properly and needed to be relocated. Classifying this as a repair or renovation is appropriate and can be supported.

If we were a for profit organization instead of a non-profit organization the use of our Reserve could be subject to review by the IRS because of tax consequences. This isn't a concern because for non-profits there are no tax consequences whether we use Operating or Reserve funds.

Rental Properties: I attended a manager's meeting at Vial-Fotheringham last Thursday with the main topic being rental properties. Much of what was discussed did not pertain to Woodburn Estates or PUD organizations in general but I did come away with a few recommendations. The first thing was a reiteration of the fact that if rentals are to be punished they must be more than a "slap on the wrist". The fine must be substantial enough to impact the benefit of renting. Anything else the owner will consider as a cost of doing business. With that said we should be fining illegal rentals \$800 to \$1500 per month. These are going rates for Woodburn rentals and will make renting unprofitable. There is case law to support fines of this amount.

Neighborhood Parking Issues: The next thing I learned had to do with on-street parking and whether the HOA can have rules and fine if those rules are broken. Woodburn ordinance requires waiting 48 hours before a parked RV can be reported and then Code Enforcement tags the vehicle and waits another 48 hours before removal. We have a legal opinion that Woodburn Estates & Golf can have rules that notify and start fines 48 hours after notification of the violation for on or off street rules violation. We do not need to have 48 hours pass before we are notified by a resident and we do not need to wait an additional 48 hours before we start the fines. This should be a daily fine and it should escalate until the violation is cured. We can also establish that driving around the block is not sufficient to demonstrate movement. We have many members who put up with vehicles parked in violation of our rules and we need to support our homeowners by addressing these issues.

Electronic Voting: Last Wednesday evening I attended a CAI Roundtable on the topic of electronic voting. We all know the problems we face when we attempt to change one of the original documents and there is the State mandated 75% participation of our members with a simple majority of the 75% to pass the change. There are several challenges we face in the process of getting to 75% and electronic voting can provide the mechanism to make reaching 75% more easily accomplished. In 2007, electronic voting was approved for HOAs in Oregon. As we look at our new members we are finding a more tech savvy group and the use of electronic voting demonstrates we are moving in the technological world and would make voting easier for our Snow Birds.

Mr. President, I would like to work with you to schedule a special meeting where the Board and interested community members could learn about electronic voting.

Database Queries: Earlier this month I was approached by Jim Taylor, Janice Aiken and Paula Kilgore regarding our database capabilities and the ability to track information and query for special reports. Sadly we are pretty limited in our capabilities. We currently use *ACT!* which is a contact management program designed for use in a sales environment. *ACT!* is a great product used in the correct situation, however, we are not the correct situation. When I was at the CAI Conference in Las Vegas, I started investigating some of the HOA software solutions. I was learning about the features and benefits each offered and how they might apply at Woodburn Estates & Golf. These packages offer many data collection opportunities over and above accounting. Some of the features include compliance and architectural records, property histories, standardized

letters, as well as the ability to customize the information we capture and the reports we can generate. Most of these packages are "cloud based" so those with permissions could access from their home computer or from a "smart" device. I am continuing to investigate options to determine what might best meet the needs of Woodburn Estates and our board.

Banking Options: I have also been in discussion with representatives from Alliance Bank, a bank focused on HOA communities. There are some issues with our current banking processes and working with a bank specializing in HOAs might offer some advantages. There are three other banks that are closely tied with HOA organizations and I will be looking at them as well.

...continued on page 10



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Board of Directors Meeting Minutes (Cont.)

Some features I would like to see for WEG include the availability of a “lock box” where members send their payments to the “lock box” and the bank then reports payments electronically to WEG.

Monthly Payments: I am also investigating providing the option for monthly payments as a means to manage our cash more efficiently and reduce the number of required banking relationships because of the FDIC \$250,000 insurance maximums. Monthly payments would align better with our cash usage and make cash management easier. Monthly payments will be easier for our members as well. No one wants a relatively “big” bill right after the holidays. Monthly payments would reduce the number of payment plans necessary to assist members with their budgeting.

Memberships: As a means to increase revenues and involve more members the board is investigating new membership categories. The current categories are exclusive and do not meet the needs of many members or associate members. By increasing members through expanded membership categories we will increase revenues.

Golf Is Fun – The New Mantra for Golf at Woodburn Estates & Golf: Your board is working to bring more fun and excitement into golf at Woodburn Estates. Some of the current initiatives include hiring a part-time woman golf pro for lessons and clinics, hiring an assistant pro, bringing in golf clubs for members to try and then order, increasing the variety of membership options for homeowners and associates, increasing the selection of women’s clothing and doing some manufacturer demo days.

OPEN MIC – Members Comments:

1. Hopefully the Outlook program on the N&V computers will get fixed soon.
2. Questions regarding the possibilities of having monthly dues.
3. Walmart offering flu shots. Could we do this at our Health Fair?
4. Potential cost of having monthly dues.
5. Why do we need to wait for the meeting to be closed, before expressing our views?
6. Required Federal and State posters. Where are they and are they available to all of our employees?
- End of member comments.



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

October 5, 2017, 1:30 p.m.
(Approved October 24, 2017)

James Taylor <i>President</i> RV Lot	Malena Turner <i>Secretary</i> Activities
Janice Aiken <i>Vice President</i> Rules & Regulations/CC&R's	Paula Kilgore <i>Director</i> Golf
Chuck Johnson <i>Treasurer</i> Budget	Allan Lindberg <i>Director</i> Marketing/Communications/ Publications
Dawn Cole <i>Director</i> Architectural	Larry Jones <i>Director</i> House
	Nancy Dale <i>Director</i> Membership/Real Estate

1:30 p.m. President Jim Taylor called the meeting to order and requested that all in attendance please stand for the Pledge of Allegiance and silence their cell phones. President Taylor welcomed everyone to this meeting.

Establish a quorum: Board members present: Jim Taylor, Janice Aiken, Malena Turner, Chuck Johnson, Dawn Cole, Larry Jones, Allan Lindberg and Paula Kilgore. Nancy Dale was absent with notice. Per Secretary Malena Turner there was a quorum.

President Jim Taylor: Welcome the members.
Agenda: President Jim Taylor this is a special meeting for executive session.
UNFINISHED BUSINESS: None.
NEW BUSINESS:

EXECUTIVE SESSION: President Jim Taylor announced that the Board would be recessing to Executive Session. The Board of Directors came back and resumed the meeting. Director Janice Aiken summarized the executive session as a personnel matter.

Director Dawn Cole: I move that we use All City Paving at a cost of \$32,000 for parking lot and golf 1-hole area. Seconded and approved.

Motion to Adjourn was seconded and approved.
Respectfully submitted, Malena Turner, secretary
Next meeting will be October 24, 2017 at 1:30 p.m.

Hole-In-One



by Stan Hiller

On October 25, 2017 Alton Sharrow (one of the few left-handed golfers) used his driver on par-3, hole #9 at 173 yards and was rewarded with a hole-in-one. This was his very first! Good news for the rest of the golfers as Alton was not in the “hole-in-one” jackpot.



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Activities Calendar

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

Saturday, November 11		Sunday, November 12	
8:30a Ping Pong – DH		2:00p Music Jammers – DH	
10:00a Saturday Crafts – Craft Room			
3:00p Water Volleyball – Swimming Pool			
5:00p Hand & Foot Cards – Blue Room			
7:00p Estates Dance & Social Club – Aud/DH/Kit			

Monday, November 13		Tuesday, November 14	
8:00a Water Exercise – Swimming Pool		8:00a Water Exercise – Swimming Pool	
8:30a Estates Quilters – Craft Room		8:30a Ping Pong – DH	
8:45a Walking Club – Aud		10:00a Bicycle Club – by Mailbox	
9:00a Ladies Pool – Pool Room		10:00a Needle Work – Card Room	
9:00a Talking Club Mtg – Blue Room		10:00a Annual Meeting – Aud/DH	
9:00a Marketing – N&V		11:00a Woodburn Estates Ukulele (Beginners) – Craft Room	
9:30a Yoga – Aud		1:00p Woodburn Estates Ukulele (Intermediate & Advanced) – Craft Room	
10:10a Easy Bridge – Blue Room		1:00p Tuesday Aftn Bridge – Blue Room	
10:15a Zumba Class w/Video – Aud		3:00p Water Volleyball – Swimming Pool	
11:00a Greens Committee – Aud		5:30p Poker Night – Card Room	
11:00a Women's Club Luncheon – DH/Kit		6:00p Beginning Line Dancing – Aud	
12:30p Swiss Pairs Bridge – Swimming Pool		7:00p Intermediate Line Dancing – Aud	
1:00p Tech Committee – Conf Room			
6:00p Square Dancing Lessons – Aud			
6:30p Water Volleyball – Swimming Pool			

Wednesday, November 15		Thursday, November 16		Friday, November 17		Monday, November 20	
8:00a Water Exercise – Swimming Pool		All Day <i>News & Views</i> Copy Deadline		8:00a Water Exercise – Swimming Pool		8:00a Water Exercise – Swimming Pool	
8:30a Ping Pong – DH		8:00a Water Exercise – Swimming Pool		8:30a Ping Pong – DH		8:30a Estates Quilters – Craft Room	
8:45a Walking Club Indoors – Aud		8:30a Estates Quilters – Craft Room		8:45a Walking Club – Aud		8:45a Walking Club – Aud	
9:00a Woodburn Estates Carving – Craft Room		9:00a AARP Smart Drive – Conf Room		9:00a Talking Club Mtg – Blue Room		9:00a Ladies Pool – Pool Room	
9:00a AARP Smart Drive – Conf Room		9:30a Easy Bridge – Blue Room		9:30a Estates Bible Study – Craft Room		9:00a Talking Club Mtg – Blue Room	
9:00a Talking Club Mtg – Blue Room		9:30a Coffee Hour – Aud/DH/Kit		9:30a Yoga – Aud		9:30a Yoga – Aud	
9:30a Blackjack – Card Room		10:00a Bicycle Club – by Mailbox		10:15a Zumba Class w/Video – Aud		10:00a Women's Golf Club Exec Meeting – Conf Room	
9:30a Yoga – Aud		12:30p Chicago Bridge – Card Room		11:00a Tai Chi – Aud		10:10a Easy Bridge – Blue Room	
10:15a Zumba Class w/Video – Aud		1:00p Women's Golf Budget Meeting – Conf Room		1:00p Bunco – Craft Room		10:15a Zumba Class w/Video – Aud	
10:30a Architectural Committee – Travel Office		4:30p Rules and Reg – Conf Room		1:00p Friday Party Bridge – Blue Room		11:30a Women's Golf Club Luncheon General Meeting – DH/Kit	
12:00p 5 Handed Double Deck Pinochle – Blue Room		5:00p Poker Night – Card Room		1:00p House Committee – Conf Room		12:00p 3 Table Dup Bridge – Blue Room	
12:00p Ladies Pool – Pool Room		6:00p Pinochle Cards – Blue Room		2:00p Craft Fair Set-Up – Aud/DH/Kit		6:30p Water Volleyball – Swimming Pool	
1:00p Library – Travel Office		6:00p Advanced Line Dance – Aud				7:00p Golden Squares Square & Round Dancing – Aud	
1:00p Ad Hoc – Conf Room		6:30p Water Vollyball – Swimming Pool					
2:00p Wii Bowling – DH							
6:00p Pinochle Cards – Blue Room							
7:00p Bingo – DH							

Saturday, November 18		Sunday, November 19	
8:00a Craft Fair – Aud/DH/Kit/DH Foyer			
10:00a Saturday Crafts – Craft Room			
2:00p Medicare 101 – Conf Room			
3:00p Water Volleyball – Swimming Pool			
5:00p Hand & Foot Cards – Blue Room			

Tuesday, November 21		Wednesday, November 22		Thursday, November 23		Friday, November 24	
8:00a Water Exercise – Swimming Pool		8:00a Water Exercise – Swimming Pool		8:00a Water Exercise – Swimming Pool		All Day <i>News & Views</i> Publication	
8:30a Ping Pong – DH		8:30a Ping Pong – DH		8:30a Estates Quilters – Craft Room		8:00a Water Exercise – Swimming Pool	
9:30a Tai Chi – Aud		8:45a Walking Club – Aud		9:30a Coffee Hour – Aud/DH/Kit		8:30a Ping Pong – DH	
10:00a Bicycle Club – by Mailbox		9:00a Woodburn Estates Carving – Craft Room		9:30a Easy Bridge – Blue Room		8:45a Walking Club – Aud	
10:00a Needle Work – Card Room		9:00a Talking Club Mtg – Blue Room		10:00a Bicycle Club – by Mailbox		9:00a Talking Club Mtg – Blue Room	
11:00a Woodburn Estates Ukulele (Beginners) – Craft Room		9:30a Blackjack – Card Room		12:30p Chicago Bridge – Card Room		9:30a Estates Bible Study – Craft Room	
1:00p Woodburn Estates Ukulele (Intermediate & Advanced) – Craft Room		9:30a Yoga – Aud		4:30p Rules & Regs – Conf Room		9:30a Yoga – Aud	
1:00p Tuesday Aftn Bridge – Blue Room		10:15a Zumba Club w/Video – Aud		5:00p Poker Night – Card Room		10:00a Blue Room Bunco – Blue Room	
3:00p Water Volleyball – Swimming Pool		10:30a Architectural Committee – Travel Office		6:00p Pinochle Cards – Blue Room		10:15a Zumba Class w/Video – Aud	
5:30p Poker Night – Card Room		12:00p 5 Handed Double Deck Pinochle – Blue Room		6:00p Advanced Line Dance – Aud		11:00a Tai Chi – Aud	
6:00p Beginning Line Dancing – Aud		12:00p Ladies Pool – Pool Room		6:30p Water Volleyball – Swimming Pool		1:00p Bunco – Craft Room	
7:00p Intermediate Line Dancing – Aud		1:00p Library – Travel Office				1:00p Friday Party Bridge – Blue Room	
		2:00p Wii Bowling – DH					
		6:00p Pinochle Cards – Blue Room					
		7:00p Bingo – DH					



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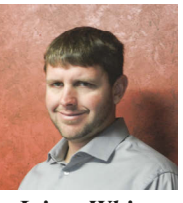
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