

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 XLVII NO. 21

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

Friday, November 9, 2018

Woodburn Estates & Golf

New Member Welcome

Join members of our board, our general manager and other members to learn about your great new neighborhood!



Saturday, Dec 1st @ 1:00pm
Dining Hall (next to the Office)

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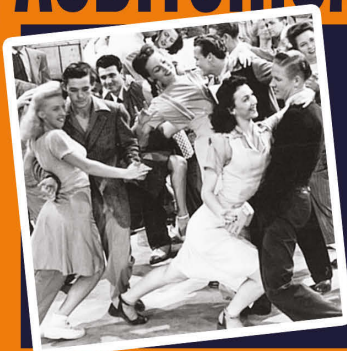
SAT, DECEMBER 1ST

\$5.00 4 - 6PM

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WOODBURN ESTATES & GOLF
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BEST DANCER CONTEST
BEST OUTFIT CONTEST



Governing Documents

by Rules Committee

BYLAWS, RULES & REGULATIONS and STANDARD OPERATING PROCEDURES – Section 1

If you wish to update your Governing Documents, the Bylaws (Effective March 28, 2017), Rules & Regulations (Effective September 25, 2018) and Standard Operating Procedures – Section 1 (Dated 9-10-2018), are now available in the office, or you can view them and print them out from our website: woodburnestatesgolf.com under FORMS.

Calling All Clubs

by Diana May, Administrative Assistant

It's that time again to register your club for the calendar for 2019. Please come into the office Monday through Friday 9 a.m. to 4 p.m. to fill out the paperwork. Thank you and look forward to seeing you!

Attention Club and Activity Members!

by Nancy Dale

Most clubs and activities at Woodburn Estates (cards, craft, music, dance, coffee hour just to name a few) would like to have new members. Well, here is an opportunity to showcase what your club is all about.

Our last Membership meeting in July 2018, was well represented by many of our clubs and activities. It had a positive impact on our new residents.

There is a New Member meeting on Saturday, December 1, at 1:00 p.m. in the Dining Hall. All sanctioned clubs and activities are invited and encouraged to be represented at the meeting.

Each club that reserves a table will be given an opportunity to interact with our new members, by letting them know what your club is all about. Bring samples, hand-outs, schedules; anything that will let our new residents know about your club. Board of Directors will also be present. Our sponsor is Hometown Sewer & Drain.

If you need new members, consider joining us at the New Member Meeting on December 1st. Undoubtedly, some of the new residents would like very much to participate in some of our activities, but don't really know how to go about joining. With your representation at the meeting you will be able to personally invite them to join your group.

There is a limited number of tables so reserve a place soon. The clubs that reserve a table will need to have a representative during the entire gathering.

To request a table or any inquiry, call 503.805.2025 or send an email to nancy.dale.woodburnestatesgolf@gmail.com. This phone accepts text messages, but please identify yourself, and the club you represent.

For Veterans Day

Submitted by Jared Jenkins,
YNCS, USN (Ret)

Currency
Author Unknown

Do not give medals for our death.
Where we are, we cannot know.
Do not raise flags and hold parades.
Where we are, flags don't go.

We ask but one thing of our land,
Of you who had us fight.
"Please be WORTH the blood we shed,
Be worth the eternal night."

We are the currency you spent
For freedom, fear or oil;
Our blood, it was the coin you pay,
Dark on some foreign soil.

2018 News & Views Schedule

In November and December, News & Views will publish as follows:

Copy due by 9:30 a.m.

Thursday, Nov 15, 2018

Thursday, Dec 6, 2018

Thursday, Dec 20, 2018

Publication Date

Friday, Nov 23, 2018

Friday, Dec 14, 2018

Friday, Dec 28, 2018

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submissions must include name and member number. Thank you.

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Rules Committee 12/12/2016

NEWS AROUND THE NEIGHBORHOOD

Music Jammers

by Dena Hollod

We will have jam sessions on November 11 and 25 at 2 p.m. in Woodburn Estates Dining Hall. We had a great crowd at the jam on October 28. Only two musicians showed, Chuck Beal and Chuck Fitzgerald, but they did a great job. Then Ida Earley showed up and sang, as did Barbara Cox. It’s always fun when people in the audience step in to participate. See you in November.

New Member Meeting

by Nancy Dale

Our next New Member Meeting is Saturday, December 1, at 1:00 p.m. in the Dining Hall.

Some of you may think since you have lived at Woodburn Estates & Golf for a while you do not consider yourself a “new member”. This meeting is open to any resident that has not attended one in the past so, no matter your move-in date, consider coming if you haven’t attended before. It’s a casual atmosphere where you can socialize with whomever you want.

Come with your questions for our Board of Directors and General Manager. Get to know our Golf Pro, Jason Hoth. Take a guided tour of our facility with Tom Staskiewicz. Visit with various Club and Activity members who are available to speak with you. Our sponsor is Hometown Sewer & Drain. They will be on hand to greet you as well. Often our sponsors offer special discounts to those that attend the New Member Meeting.

We look forward to meeting you.

Who’s on Third? Concert

by Trudy Fowlks, Concert Coordinator

The “Who’s on Third?” local community concert for November will feature the very popular Rock & Roll group Billy & the Rockets. This Classic 50s Rockabilly/Doo-Wop group, led by Bill Coleman, is well known in the Woodburn area. This group’s fast-paced, hard-driving performance style is reminiscent of the early days of Rock & Roll; when Rockabilly and Rhythm & Blues had great influence on the development of 50s era Rock & Roll.

The concert will be held at Woodburn United Methodist Church, which is located at 700 N. Cascade Dr. (just south of the Cascade Park Retirement complex) on Sunday, November 18, from 3:00 - 4:30 p.m. A freewill offering will be taken to cover concert expenses. We will also have our usual mid-concert Intermission, with refreshments provided by Country Meadows and Cascade Park.

Be sure to mark your calendars and come enjoy this fun afternoon with your neighbors and friends. Let us take you back to the days of your youth. Remembering the good old days of Hot Rods, Drive-ins, Poodle skirts and the early days of good old fashioned Rock and Roll. Bring a friend or neighbor and brighten their Sunday afternoon too.

If you need more information you can call the church (Mon.-Wed. or Thurs. between 9 a.m.-1 p.m.) at 503-982-2891. See you at the concert.

Woodburn Estates Dance and Social Club

by Bill Coleman, Chairman

It’s Turkey Trot! Time

November 17th not only kicks off the start of “Black Friday” week, but also is the date for Woodburn Estates Dance and Social Club’s annual Turkey Trot held at 1776 Country Club Rd. The dance starts at 7:00 p.m. and features The Supernaturals in their final appearance at Woodburn Estates. Sadly, the band members will be going their separate ways at the end of this year.

Your \$8.00 admission automatically enters you in our drawing for door prizes. Don't forget to take advantage of the chance to win a big cash prize by participating in the evening’s 50/50 raffle. To reserve a table for your special group, call JoAnn at 509 994-3499.

Enjoy a selection of popular domestic and imported brews, or a glass of wine at bargain prices. Or, you are welcome to bring a bottle of your favorite wine and we’ll cork (uncork) it for you for free. An assortment of delicious snacks will be hosted by your friends at the Dance and Social Club.

Next up: Join us on December 31st at 9:00 p.m. as we welcome Billy & the Rockets to our New Year’s Eve Dance Party! Tickets are \$12 at the door for a fabulous buffet hosted by Cascade Park Retirement Center and includes champagne to toast the New Year at midnight.

2019 GOLF PROMOTION

Pre-pay for 2019 and play
the remainder of 2018 for FREE!

Promotion available to new golf members and associate golfers.
Contact the Pro Shop for more information.

CLASSIFIEDS

Next Publication of *NEWS & VIEWS*

November 23, 2018

Deadline for Articles, Thursday, Nov 15, 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 MEMBERSHIP NUMBER.

FOR SALE: Rival Electric Food Grinder with sausage stuffer \$10; George Foreman Electric Grill, 2-serving \$8; Doctor’s weight Scale with slide bar \$15; Hydraulic Platform lift table cart. Up to 500 lbs. capacity. \$70; bare floor sweeper with rotating brushes \$5; Car Creeper, hardwood with padded headrest. \$10. Call 503-981-8845.

Belated Thank You

by *Liz Lockwood*

A big THANK YOU to the Wednesday night Bingo group for the balloons, cards, flowers, and hugs which I received for my birthday. Groucho Marx once said: “Growing old is something you do if you are lucky”. How lucky I have been! To my friends a heartfelt thank you. *[And our apologies for missing Liz’s “Thank You” which was intended for the previous issue. Ed.]*

Exercise/Rehab Room



Becky Butts & Dawn Cole are very proud of the addition to the Exercise Room.

by *Kathy Hiller*

As most know, the exercise room has been expanded to add rehabilitation equipment. It is now open and anyone interested should check it out.

As *News & Views* reported earlier, we have a member at Woodburn Estates & Golf named Allan Carter who is a nationally certified physical trainer, and he will be teaching our first “Silver Fitness” class every Tuesday 8 a.m. - 11 a.m. Sign-up at the office M-F 9 a.m. - 4 p.m., as the class is limited to 8 people. If you have already signed-up, to allow others to get their chance in the class, we ask that you wait for a few weeks before signing up again. You can practice the lessons Allan gives you on your own. Thanks!



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Tuesday
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Wednesday
Beef Stroganoff
Chef's Choice Special

Thursday
Liver & Onions
Stir Fry

Friday
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Baby Back Ribs

Saturday
Prime Rib

Sunday

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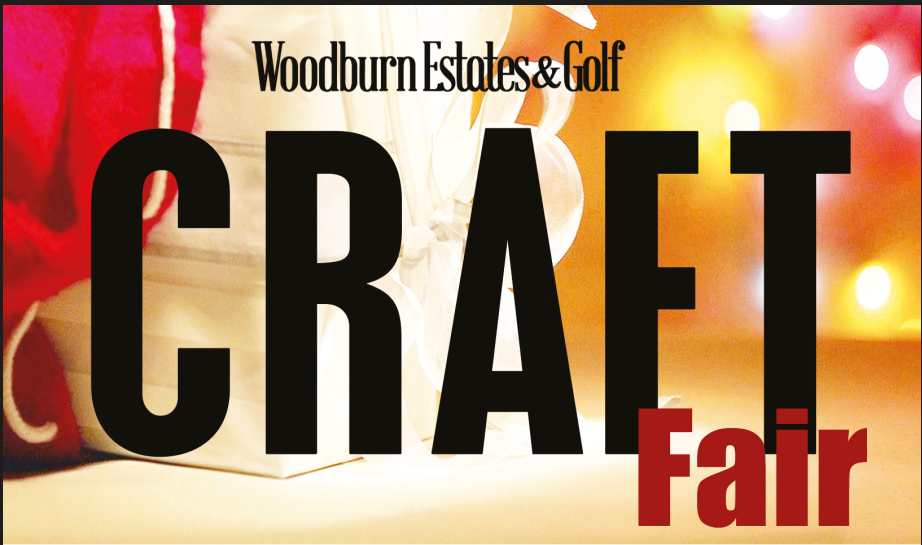
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Saturday, Nov 17th 2018
8:00am to 4:00pm

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Woodburn Estates & Golf

coffee hour

NOVEMBER 2018

Nov 1st WOODBURN POLICE & FIRE

Nov 8th Gameshow - NOT SO NEWLYWED GAME

Nov 15th Music by SOUND MINDS
plus VETERANS DAY SALUTE

Nov 22nd Thanksgiving - No Coffee Hour

Nov 29th Music by ROGER & NANCY WILHITE

GIVE THE GIFT OF WARMTH BLANKET DRIVE

November Coffee Hour

Help us collect blankets this holiday season for those in need around the Woodburn area. Bring in new or gently used blankets that are clean, in good condition, and warm!

Thursdays at 9:30am

Dining Hall / Auditorium

Performers listed are subject to change without notice.



Women’s Golf General Meeting Minutes

Woodburn Estates Women’s Golf General Meeting
October 15, 2018

Meeting was called to order at 11:30 a.m. by President Vickie Hibberd and followed by the Pledge of Allegiance. Jeanette Johnson moved to approve the minutes for the September 17, 2018, meeting. Motion was seconded by Louise Davidson and approved.

Treasurer: Nancy Reed	
Balance 8/31/2018	\$2,928.15
Deposits	\$186.85
Expenses	\$1,422.77
Balance 9/30/2018	<u>\$1,692.23</u>
Balance 8/31/2018	\$5,060.04
Voucher Fund Income	\$1,480.00
Voucher Fund Expenses	\$153.30
Balance 9/30/2018	<u>\$6,386.74</u>
Snowbird Balance 9/30/2018	<u>\$978.06</u>
Rose-A-Rama Balance 9/30/2018	<u>\$356.44</u>
9-hole Tournament Balance 9/30/2018	<u>\$379.71</u>
Total Cash on Hand	\$9,793.18

Vice President: Bernie Bourne – No report.
Secretary: Karen Ewing - No report.

President Vickie Hibberd introduced the past presidents present at the meeting. They were 1995 Kathy Baldwin, 2001 & 2014 Sandy Blaylock, 2004 Kathy Holland, 2007 Marge Epling, 2008 Donna Wood, 2015 & 2016 Janice Aiken and 2017 Paula Kilgore.

COMMITTEE REPORTS

Membership & Books: Marge Epling/Lois Scheidegger – Marge reported dues for 2019 will continue to be \$52.00; \$35.00 for the OGA and \$17.00 for the local club. The cost for a social membership will remain \$17.00. She explained the change in the OGA deletion deadline from January 31st to December 31st. She encouraged ladies to submit their dues by 12/31 to avoid being deleted from the OGA. Nancy requested the ladies make checks payable to Women’s Club.

Social: Louise Davidson/Paula Kilgore – Louise mentioned she had heard from three past presidents who were unable to attend the luncheon; Shirley Boysal, Marge Thompson and Nancy Littlemore. Next month’s menu will be beef stew, fruit salad, rolls and dessert. The cost is \$9.00 and money is due by November 13th.

- 9-hole Captains:** Marlene Johnson/Sharon Price – No report.
- 18-hole Captain:** Ali Pye – No report.
- Handicap:** Sally Carter, Karen Ewing, Vicki Lambert – No report.
- 9-hole Eclectic:** Diana Lindberg/Kathy Holland – No report.
- 18-hole Eclectic:** Donna Jentzen – Absent.

Golf Committee: Paula Kilgore/Sally Carter – Paula reported on the 9-hole Scramble sponsored by Excel Estate Sales and Oregon Contract Flooring. 44 golfers participated of which 11 were guests.

Trophies & Awards: Gloria Bourne/Carol Bettendorff – No report.

Sunshine: Jeanne Hutchinson – Cards were sent to Jo Bloedel, Georgia Kehr, Diana and Carolyn Meithof.

Yellow Tees: Mickey Harrison –Absent.

50/50 and Badge Drawing: Sharon Price -
50/50 winner \$15.00 Kathy Baldwin; Badge winner \$.25 Linda Eaton
Announcements:

- Rules of Etiquette** - Vickie Hibberd requested ladies arrive in Pro Shop ½ hour before their tee time as a courtesy to other players. She also reminded ladies not to walk across another golfer’s line when on the putting green and to avoid talking on the tee box and on the putting green.
- Constitution and Bylaws Change** – Nancy Reed read the proposed changes required to combine the 9 and 18-hole ladies clubs into one club. Marge Epling moved to accept the proposed changes and Janice Aiken seconded the motion. The motion carried.
- Cyndi Longest introduced herself to the ladies and stated she was running for the Board of Directors. She shared information about her background and areas of expertise.

Ali Pye moved to close the Ladies Golf General Meeting, seconded by Sandy Blaylock. Meeting adjourned at 12:07 p.m.

Karen Ewing, Secretary

“Off Season” Hours for the Pro Shop

by Paula Kilgore, Golf Director

Now that we are in the shorter daylight hours of the year, it is darker earlier. To compensate, the Pro Shop adjusted its hours, effective November 4, 2018.

Maintenance Mondays 9 a.m. to 4 p.m., Tuesdays through Sunday 7 a.m. to 4 p.m.

On days when there is only one person working the Pro Shop desk, the area will be closed 1 hour for lunch. Signs are to be posted on the doors and the book will be available for sign-in, located in the golf lounge. Please sign-in before you go out on the course.

Golf Pro, Jason Hoth, will be available for lessons. Please call to schedule. Thank you.

Swing Speed Shuffle

This reprinted article highlights our golf course and was in the October 5, 2018, issue of the USGA, Green Sections West Region which is read Nationwide. It tells how we are a forerunner in our approach to making golf fun again for all ages. Paula Kilgore, Golf Director

by Larry Gilhuly, agronomist, West Region

Properly positioned forward tees offer golfers the ability to play from tees based on their swing speed; a good way to improve pace-of-play and golfer enjoyment.

The Tee It Forward initiative is one of many ways to encourage improved pace of play and golfer enjoyment. Golfers can use **swing speed data** collected by the PGA and the USGA to estimate which set of tee markers to play based on their game. Unfortunately, many insist that they must play golf from a certain color of tees or from tees that play a minimum distance. Some simply resist the notion of **moving forward**. Woodburn (Ore.) Estates & Golf took a creative approach to addressing these challenges.

Woodburn Estates & Golf is in the upper end of Oregon’s Willamette Valley. A retirement community, their golf course plays 5,398 yards from the back tees. The course is a perfect distance for many male players, but the forward tees were far too long for the players with a swing speed of 60 MPH or slower. Often, golfers playing the forward tees were left with long fairway-wood shots into greens. To provide a proportional challenge for golfers with slower swing speeds, Woodburn decided to add a complete set of forward tees that play 4,064 yards. The new tees were well received by female golfers with slow swing speeds, but many golfers still resisted the idea of moving forward. With a semi-stalemate to deal with, Head Golf Professional Jason Hoth implemented a simple, unique idea – the Swing Speed Shuffle.

Hoth’s initial concept was to hold a tournament played from the new set of tees. The response was less than enthusiastic. However, when Hoth came up with more than \$500 for prizes, it provided the impetus for a 50-player field – 30 males and 20 females. The only requirement to enter the tournament was to submit to a swing speed analysis. Golfers were then assigned to play the tournament from certain tee markers based on their swing speed and not their gender. Nearly 1/3 of the male field was assigned to play the new forward tees. Most of the female golfers also were assigned to play the new forward tees. Even shorter tees were placed in the fairways of certain holes for some golfers to use.

The tournament’s goal was to provide golfers with a chance to play from the set of tee markers best-suited to their game based on swing speed rather than gender. Hoth also hopes that more golfers will use the new forward tees as their swing speeds slow. Thus far, the results have been positive. Many golfers truly enjoy the experience of putts for par and birdie that simply did not exist when they played from tee markers that were too long. Ultimately, pace of play and golfer enjoyment are key to moving this great game forward. The Swing Speed Shuffle touches both of these focal points.

[Paula Kilgore was given permission to have this article reprinted in News & Views.]

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MAKING SENSE OF INVESTING

MINUTES OF THE
WOODBURN ESTATES & GOLF
BOARD OF DIRECTORS MEETING

August 28, 2018, 1:30 p.m.
(Approved October 23, 2018)

James Taylor <i>President</i> RV Lot	Becky Butts <i>Director</i> Architectural
Janice Aiken <i>Vice President</i> Rules & Regulations/CC&R’s	Paula Kilgore <i>Secretary, Director</i> Golf
Linda Hepburn <i>Treasurer</i> Budget	Allan Lindberg <i>Director</i> Communications/Publications
Dawn Cole <i>Director</i> House	Sharyn Cornett <i>Director</i> Activities
	Nancy Dale <i>Director</i> Membership/Real Estate

1:30 pm: President Jim Taylor called the meeting to order and requested that all in attendance, please stand for Pledge of Allegiance and silence their cellphones. President Taylor welcomed everyone to the meeting.

Established a quorum: Board Members Present, Jim Taylor, Janice Aiken, Paula Kilgore, Dawn Cole, Allan Lindberg, Becky Butts, Sharyn Cornett and Nancy Dale. Per Secretary, Paula Kilgore there was a quorum.

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

President’s Welcome:

Good afternoon. Today’s meeting is likely to be fairly long. In addition to our routine business, we have a hearing today, requested by one of our owners, regarding a complaint. During the hearing, I would ask that everyone remain courteous and allow both sides to present their side of the issue without interruption. Our legal counsel is here to assist in the event that legal issues are presented. We will also adjourn to Executive Session to discuss legal matters and some payment plan requests.

Director Dawn Cole: Mr. President, I move to approve Linda Hepburn as Treasurer for the Board. Seconded and approved

Treasurers Report: Director Linda Hepburn;

. Estates bookkeeper as of July 31, 2018.

Our Operating Account balance as of July 31, 2018 was \$901,401.85

Our Reserve Account balance as of July 31, 2018 was \$465,575.15

The Accounts Receivable statistics presented today were determined as of August 23, 2018 also.

On that date the balance of out Accounts Receivable was \$58,625.12. We currently have 51 delinquent accounts. Our attorneys are currently handling only one delinquent account, in the amount of \$4,113.00. Four delinquent properties were foreclosed on and are now owned by a bank or other lending institution. The amount owed on these foreclosed properties is \$25,046.62.

In today's Executive Session I will be presenting several payment plans to the Board to be considered for possible approval.

Motion 1:

Mr. President: I make a motion to approve the Treasurer's report as read. Seconded and approved.

Motion 2: 2019 Budget Committee Members

Mr. President: I present the following people for approval by the Board to become members of the 2019 Budget Committee as follows: Chuck Johnson, Julia Senter, Tom

Staskiewicz, Dawn Cole, Nancy Reed and Paula Kilgore.

COMMITTEE REPORTS

Activities: Director Sharyn Cornett;

- Garage sale went well. We advertised on all social media and had banner on 214. Next time we will get ads in Independent and Salem papers. We do need to change the date to early summer because of the Mexican Festival. We were lucky to get a church number for people to give away unwanted items. They came and picked up from sales, making it easier for everyone.

- NNO had a few cancel because of heat. We saw lots of fire and police out and about. Again, we had more hosts than the whole of Woodburn. Good job everyone!!

- Having extra meeting this week to get ready for Pancake breakfast. Put it on your calendar for Sept 29th. Connie Watt will soon be calling for volunteers for this fund raiser.

- The Décor ad hoc committee is having 10 min meeting this Wednesday for placement of picture and mirrors.

- The summer concert series was a great success and we have added one more for Oct 7th, back by popular demand Pin and the Hornets. We will help the dance committee plan and set up. This will probably happen again next summer.

- Coffee hour sponsor and program agendas are full for the year. Our numbers continue to increase every week – 90-115. The TV game shows are a great success with lots of audience participation. Any suggestions let us know. This is the last week for school supplies –have already taken large load to administration

- There have been some complaints about the condition of the auditorium floor especially after coffee and golfing banquets. Remember for each event you are responsible for cleaning of floor. Food and spills attract ants. It is cleaned by our maintenance staff as well. If you spill let someone know so it can be cleaned up. We have clean white rags in Kitchen washed by Becky for us to use. Just be aware.

- A theater group may be starting soon, if interested contact Kathy Hiller.

Architectural: Director Becky Butts; We had 11 Compliance Requests for the month and 31 Architectural applications.

The Christmas Golf Cart Parade will be December 7th and 8th 2018.

Greens/Golf: Director Paula Kilgore;

Golf Course Superintendent Tim O’Larey’s reported the course updates as follows; Maintenance Mondays is working out well, the crew is able to spray the greens with Fertilizer, insecticide and wetting agents. The trees have been sprayed with herbicide.

All bunkers are being edged. Greens have been Verti-cut and top dressed.

Other projects in the works are hauling the excess dirt from the sewer project to Hole number 12 to start building berms in the area where the cottonwoods were. Drainage at number 17 tee box area in completed. Stump grinding and wood chips have been completed. Ground will be leveled and reseeded when the weather cools downs. The area on number 11 will also be weeded and reseeded in the fall growing season.

Future projects: Trees are to be ordered to replace the 6 removed from the course last year. They will be planted in areas where shade is needed or to improve the view.

Spring Project: We have the bid from Bernhardt Construction for renovations to the tee boxes on # 9, #11, and #14. We will be asking a revision on part of the work and will be presented at the Budget meeting in September.

We are asking the House Committee to build a cover over the practice area. If covered, it could be used year-round. We are also asking the House Committee to add a Uni-sex Bathroom off the Golf Lounge in the area of the old locker room/storage area.

Due to a recent accident in the parking lot, I have asked to have the golf cart traffic off of Hole # 18 redirected. Tim has since built up the area after, Frank had the parking lot curb removed to facilitate the process. We will block of the old exit and pave the new part of the path when we have another paving project. I encourage golfers to use the new exit and drive next to the fence back to the pro shop.

The area around the Po Shop needs drainage and will be added to the 2019 Budget.

The USGA Resource Management Tool, aka GPS trackers will be here this month. The trackers are used by all golfers, gender and age are used as well as skill level to see where the players are using the course as well as where they are not. This web-based tool can be used to determine methods of reduced maintenance costs while transferring labor into areas that are being used. If anyone is interested in the entire article please contact me and I will get you a copy.

Motion:

Mr. President, I move to add Will Abshire to the Greens Committee effective August1, 2018

House/Safety: Director Dawn Cole;

Project update for 2018:

1. Exercise Rm. is nearing completion, should finish up first week of September.

2. Sewer pipe replacement project was completed 08/17/18.

The following Safety Items were covered:

1. A large yellow strobe was installed in the breezeway to slow cart traffic and hopefully proceed with caution.

2. Additional yellow arrows have been painted on the parking lot in front of the office and around the next left-hand corner, directing all motor traffic (carts included) to move one-way. Please observe these arrows when driving in the parking lot.

3. Waiting on the security system bids being solicited by the GM.

4. We’ve had two more incidents with the golf tunnel. One where an employee came upon 2 men on foot that weren’t members. Employee told them they couldn’t be there and they said something back and kept walking. Second where a woman on a bike pulling a cart swerved into the entrance and lost control flipping her cart.

We will post “NO TRESPASSING 7 UNDER SURVEILANCE” signs.

5. The golf crew has a new boom-lift they are working to add OSHA required safety harnesses.

6. Maintenance will be replacing the anti-skid mats in the front entrance of the office where they have become worn.

Motion: Mr. President I move that we approve \$2,984.60 from Asset I.D. #401310, to purchase 40 chairs for the restaurant.


Publications/Communications: Allan Lindberg;

Web page traffic at a glance, August 1st to 27th.

Pageviews: 3,687 Average Daily Pageviews: 137.

From search results: 1,006, and there were 965 Unique IPs

Top six Web Page hits as previously reported.



Understanding VA Benefits


Lunch & Learn • Friday, November 16, 11:30 a.m.
Cascade Park Retirement Center

Presented by Jerry Wilson of the Oregon Department of Veterans’ Affairs


Join us for a free presentation that will explain VA benefits for veterans and their spouses.

Seminar will cover: •Qualifications and Benefit Amounts
•Application Process •Required Documentation for Filing Claims

Light lunch will be provided. Seating is limited.



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Total	Web Page Names 2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
26988	WEG Front Page	1,941	5,981	6,211	5,197	3,659	3,999	3,745	4,845
46746	Calendar	1,076	4,513	3,261	1,693	33,696	2,507	700	1,993
2707	Country Cottage Restaurant	141	405	330	460	694	677	368	639
1886	Buying & Selling	139	371	323	335	332	386	246	345
1479	About Us	126	311	247	229	264	302	209	286
1314	Activities & Events (Dance, C-Hour)	109	315	233	205	212	240	199	350

We are investigating how to make our web page more secure. I will report more at the next BOD meeting.

I have been asked if we could make a page on Woodburn Estates & Golf for members to voice questions or concern. The committee has discussed this in the past and felt it would require several volunteers to keep it up and monitor the activity. The committee felt our web page should be about disseminating information about the attractions and happenings in and about Woodburn Estates & Golf.

I make a motion to hire Cindy Hale of Imagebird Studios to perform the publishing work for the 2019 phone directory. Seconded and approved

Discussion: Stan Hiller, Directory project manager for several years now has worked each year with Cindy Hale of Imagebird Studios. Seconded and approved.

I make a motion to have a third computer with standard MS Office Suite be purchase and installed in the News & Views Office. Seconded and approved.

Discussion: In the 2018 Operating Budget there is \$4,000 budgeted for line item 6-6010, Operating Computer / Maintenance and Support. An additional computer with standard MS Office Suite is needed for work being done on the Web page, Digital Displays and Facebook along with News & Views and the Phone Directory. Much of the Web, digital display work I am performing from my-home computer.

New Membership/ Real Estate: Director Nancy Dale; Report:

Property Sales:	July 21st – August 24, 2018	15
	July, 2018 – August, 2018	12
	Homes sold year-to-date in 2018	89
	Home sales pending-to-date in 2018	9

Membership: Another successful New Member Meeting on Saturday, July 28th was well attended by many of our new residents. Our Board of Directors as well as many of our clubs and activities were on hand to speak with our new members.

We had a great cross section of clubs and activities represented such as our Dance & Social Club, Genealogy, Needle Nook, Walking Club, Writing Club, Zumba, and many more. Also, Woodburn City Councilor, Sharon Schaub from Ward IV attended, and spoke individually with many of our new members.

In the absence of Tom Staskiewicz, Jim Taylor, our President gave a tour of our common area to those new residents that had not seen it before.

Rene Hayes, owner of the Country Cottage Restaurant again offered each household a generous gift certificate. Besides snacks and beverages our sponsor, Kayla Larm, owner of K’Bella Salon also gave gift certificates as well as raffle prizes.

I want to thank Tim and Michelle Prather, and Dick Buyserie for giving up a busy Saturday to come early to help set up, ball tables, and chairs after the event. It was a big part of why this gathering ran so smoothly.

The next New Member Meeting is Saturday, December 1st.

Rules and Regulations: Director Janice Aiken;

Rules Report to Board as of August 23, 2018

Rules received thirteen (13) new complaints and closed twelve (12) complaints. Total complaints remaining open eleven (11).

Motion 1:

Director Aiken; Mr. President, we have had the proposed Bylaw changes posted since our last Board meeting, at this time, I make a motion to postpone the Bylaw motion until our next Board Meeting.

Seconded and approved.

Mr. President, we have had the proposed Bylaw changes posted since our last Board meeting. We have received written comments that need to go back to committee for review and discussion. We also had one member come to a committee meeting with his suggestions and concerns. At this time the Bylaw motion will be postpone until our next Board Meeting.

Motion 2:

Director Aiken; Mr. President, I move to postpone the following motion, 5.9.6(d) Reserve Funding after receiving additional information from our attorney, to go back to committee for further review and discussion. Seconded and approved.

Motion #3:

Mr. President, I move that the following motion be posted until our next regular Board Meeting.

- 12. Vehicles
- 12.2 Parking
- 12.2-1 Recreational Vehicle

A unit, with or without motor power, which is designated for **INSERT recreational purposes** and /or human occupancy and is used temporarily for recreational or emergency purposes. This includes but is not limited to a converted van, camping trailer motor home, travel trailer, utility trailer, truck camper and **ADD Water Craft**. The ~~delete RV~~**INSERT Recreational Vehicle** may not be parked or stored in the driveway, or anywhere on a member’s lot, exclusive of the garage, longer than 72 hours.

Discussion: Water craft had not been addressed in the Rules and we are receiving more and more complaints about boats and their trailers.

Motion #3

Mr. President I move the following revised Enforcement Resolution be posted until our next regular Board meeting. Seconded and approved.

SENIOR WOODBURN ESTATES & GOLF AND COUNTRY CLUB

DBA

WOODBURN ESTATES AND GOLF

ENFORCEMENT RESOLUTION (“RESOLUTION”)

At a regular meeting of the Board of Directors, held on _____, 2018, the Board unanimously made the following findings:

WHEREAS the Association Secretary, by signing below, attests that pursuant to the Association Bylaws, all Board members were provided notice of the meeting and a quorum of the Board of Directors was present in person at the meeting;

WHEREAS the Board has authority to enact rules regarding enforcement pursuant to the Boards’ powers to exercise all powers and authority vested in it per the Bylaws;

WHEREAS the Board may establish fines for violations of the Governing Documents and additional penalties for violations not corrected by date set by Board per the Bylaws;

WHEREAS the Board finds that it is in the best interest of the Association to adopt new enforcement policies in order to maintain peaceful enjoyment of the property by all residents;

NOW THEREFORE IT IS RESOLVED that the procedure set forth below shall be used for handling complaints and enforcement of violations of the Governing Documents.

PERSONAL CONDUCT VIOLATIONS

Personal Conduct Violations include, but are not limited to, the following types of conduct:

1. Any behavior directed at or offensive to others that goes beyond the bounds of good judgment and common sense and that a reasonable person should know would be unwelcome.
2. Inappropriate physical or verbal conduct towards others based on physical characteristics, race, gender, sexual orientation or other factors that support inclusion within a protected class as defined by the Oregon Equality Act.
3. Bullying or any aggressive, abusive, intimidating, or harassing behavior meant to influence one to act in a particular manner. This behavior may be verbal or physical.
4. Inappropriate or defamatory actions in retaliation for reporting a Violation.

Process for Personal Conduct Violations:

1. Complaint. Any resident, the Board of Directors, or the managing agent (“Complainant”) may initiate a complaint for a Personal Conduct Violation (“Complaint”). The written complaint must be signed and include:

- a. The name of the person whom the Complaint is against (“Alleged Violator”) and their address, if known.
- b. A description of the Complaint, including the date and time.
- c. The name, address, and contact information of the Complainant. This information will be held by the Board of Directors and manager in confidence unless the Complainant authorizes release of this information. The identity of the Alleged Violator will be disclosed if there is a hearing.

2. Investigation. The Board of Directors will review the Complaint and determine whether additional investigation or other action is warranted. If the Board determines that it is warranted, the Board will appoint an independent Investigating Committee of five ~~DELETE~~ persons-*INSERT* members. No Board Member shall serve on the Investigative Committee.

The Investigating Committee has authority to contact witnesses and conduct other investigation that it determines is appropriate. All information compiled by the

...continued on page 8

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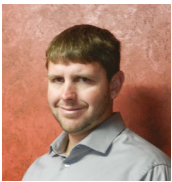
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Woodburn AA Meeting

How It Works — Men's Group

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Board of Directors Meeting Minutes (Cont.)

Investigating Committee shall be kept confidential. The Investigating Committee shall complete its investigation within 5 10 business days and shall provide a written report (“Report”) to the Board of Directors with a finding that a violation did or did not occur. The Investigating Committee’s Report shall also include recommendations for enforcement, if any.

3. Notice. The Board shall review the Report of the Investigating Committee and decide whether to send a violation notice. The Notice to the Alleged Violator shall be sent at least 15 days before any penalties are imposed or other actions commenced. Such Notice shall be delivered ~~DELETE personally or~~ by first class mail *INSERT* and by certified mail return receipt requested to the address of record advising that the Alleged Violator may submit a written response (“Response”) and/or a written request for a hearing (“Request for Hearing”). The Response or Request for Hearing must be delivered to the Board of Directors not later than 10 days after the date of the Notice. If the Alleged Violator does not respond or does not appear at the hearing, the charges will be deemed admitted, and any penalties or actions described in the Notice shall be imposed without further notice.

4. Hearing. After reviewing the Response, the Board shall schedule a hearing if requested by the Alleged Violator, or if the Board determines that a hearing will be beneficial. Imposition of fines, penalties, and other actions will be suspended pending the outcome of the hearing. The hearing shall be conducted in executive session due to the sensitive and confidential nature of the violation.

a. If the Alleged Violator does not appear within fifteen (15) minutes of the start time of the hearing, the Board may deem that the Complaint is admitted and impose any penalties or actions described in the Notice without further notice.

b. Both the Complainant and the Alleged Violator may present evidence and witnesses at the hearing. The Complainant, if present, shall present the Complaint first, then the Alleged Violator may respond. The Board may limit testimony and evidence as it determines is reasonable and necessary. Unless otherwise determined by the Board, the time limit for the hearing shall be no more than fifteen (15) minutes.

c. Board Determination. At the conclusion of the hearing, the Board will discuss the matter in executive session and will provide its written decision to the Alleged Violator and the Complainant within 30 days of the hearing. A finding by the Board that the Complaint did occur is a determination of a violation (“Violation”).

5. Recurring Violations. If the Personal Conduct Violation continues or recurs within 12 months of the date of the first Violation, the process will begin again. However, the fines set forth on the *Schedule of Fines* will be doubled.

6. Remedies. In addition to levying fines as set forth on the *Schedule of Fines*, the Board also has the authority to impose other remedies including suspension of membership privileges, suspension of use of amenities, and any other remedy authorized by the Governing Documents or applicable laws. In addition, the Board may refer Violations that constitute crimes to the police or other enforcement agency.

The Board may take additional enforcement action, including but not limited to:

a. Seeking injunctive or declaratory relief against any Alleged Violator or any tenant, guest, invitee, licensee, or other occupant of the Alleged Violator;

b. Taking immediate legal action as the Board finds reasonably necessary to stop conduct which it determines is in violation of the Declaration, Bylaws, Rules and Regulations, or any other Governing Document, or applicable state or federal law.

OTHER VIOLATIONS (other than Personal Conduct Violations)

All violations of the Association’s Governing Documents (other than Personal Conduct Violations as defined above) will be handled as follows:

1. Complaint. Any resident, the Board of Directors, or the managing agent (“Complainant”) may initiate a complaint of a violation of the Governing Documents (“Complaint”). The written Complaint must be signed and include:

a. The name of the person whom the Complaint is against (“Alleged Violator”) and their address, if known.

b. A description of the Complaint, including the date and time.

c. The name, address, and contact information of the Complainant. This information will be held by the Board of Directors and manager in confidence unless the Complainant authorizes release of this information.

2. Determination of Violation. The Board will determine, in its discretion, whether the Complaint requires additional investigation by the Board, the Rules and Regulations Committee, and/or the Architectural Review Committee, and whether a Violation Notice is warranted. A finding by the Board that the Complaint did occur is a determination of a violation (“Violation”).

3. Notices of Violation. The Board of Directors or its representatives must provide a first notice of a violation (“First Notice”) to the Alleged Violator. If the Violation is not remedied or ceased within the time specified in the First Notice, then the Board will provide a second notice (“Second Notice”) to the Alleged Violator. The Second Notice to the Alleged Violator shall describe the violation and any fines or penalties to be imposed in accordance with the *Schedule of Fines*. This Second Notice shall be sent at least 15 days before any fines or other penalties are imposed, and shall be delivered personally or by first class mail to the address of record advising that the Alleged Violator may submit a written request for a hearing (“Request for Hearing”). The Alleged Violator must deliver the Request for Hearing to the Board of Directors not later than 10 days after the date of the Second Notice. If the Alleged Violator does request a hearing or does not appear at the hearing, the charges will be deemed admitted, and any fines or penalties described in the Second Notice shall be imposed without further notice.

4. Recurring Violations. Owners who repeat any Violation of the same type as determined by the Board of Directors within a 12-month period of receiving a First Notice will not receive another First Notice of Violation. The process will begin at the Second Notice of Violation. For such repeat Violations, the Board may automatically begin fines outlined in the attached *Schedule of Fines*.

5. Continuing Violations. Should the Violation continue for a period of 15 days following mailing of the Second Notice of Violation, daily fines will commence in accordance with the *Schedule of Fines*. Daily fines for the same, continuing violations will not afford the Owner with the opportunity to request additional hearings on the daily fines.

6. Alternative Dispute Resolution. Nothing in this Resolution precludes the President, a designated Board member, or other person authorized by the Board from first attempting to resolve the matter either by an informal meeting, telephone call, or a warning letter to the Alleged Violator. This Resolution does not preclude the Board from making offers to participate in mediation to resolve any dispute, or from encouraging owners to resolve their disputes in mediation.

7. Hearings Procedure. In the event the Alleged Violator requests a hearing, the Board shall schedule the hearing to occur within 30 days of the request during a regular or special board meeting. Imposition of fines, penalties, and other actions will be

Board of Directors Meeting Minutes (Cont.)

suspended pending the outcome of the hearing. The hearing shall be conducted in open session unless the Alleged Violator makes a request for confidentiality and the Board deems there to be confidential or sensitive information that warrants consideration in executive session.

a. If the Alleged Violator does not appear within fifteen (15) minutes of the start time of the hearing, the Board may deem that the Complaint is admitted and impose any penalties or actions described in the First Notice without further notice.

b. Both the Complainant and the Alleged Violator may present evidence and witnesses at the hearing. The Complainant, if present, shall present the Complaint first, then the Alleged Violator may respond. The Board may limit testimony and evidence as it determines is reasonable and necessary. Unless otherwise determined by the Board, the time limit for the hearing shall be no more than fifteen (15) minutes.

c. Board Determination. At the conclusion of the hearing, the Board will discuss the matter in executive session and will provide its written decision to the Alleged Violator and the Complainant within 30 days of the Hearing. A finding by the Board that the Complaint did occur is a determination of a violation (“Violation”).

8. Remedies. In addition to levying fines as set forth on the *Schedule of Fines*, the Board also has the authority to impose other remedies including suspension of membership privileges, suspension of use of amenities, and any other remedy authorized by the Governing Documents or applicable laws. In addition, the Board may refer Violations that constitute crimes to the police or other enforcement agency.

The Board may take additional enforcement action, including but not limited to:

a. Seeking injunctive or declaratory relief against any Alleged Violator or any tenant, guest, invitee, licensee, or other occupant of the Alleged Violator;

b. Taking immediate legal action as the Board finds reasonably necessary to stop conduct which it determines is in violation of the Declaration, Bylaws, Rules and Regulations, or any other Governing Document, or applicable state or federal law.

MISCELLANEOUS

1. Renters and Other Non-Owner Occupants and Guests. The Owner of a Lot shall be responsible for the violations of any renter, tenant, guest, occupant, or family member who violates any portion of the Association’s Governing Documents.

2. No Fines Pending Resolution of a Hearing. Pending resolution of a requested hearing, no fines will be charged against the account of an Alleged Violator. If no hearing is requested and the Board or its appointed Committee finds a violation has been committed, fines may be charged against the Alleged Violator.

3. The Board has the final decision-making authority relating to violations. Board decisions at hearings are final.

This Enforcement Resolution supersedes and replaces all prior resolutions covering the same subject matter. The effective date of this Resolution is _____.

Dated this _____ day of _____, 2018

By: _____

Jim Taylor, Woodburn Estates & Golf President

ATTEST: the above resolution was properly adopted.

By: _____

Paula Kilgore, Woodburn Estates & Golf Secretary

Discussion: This Enforcement Resolution will replace the Compliance and Enforcement Recital that was approved by the Board on January 9, 2018. Copy attached.

Motion #4:

Mr. President, I move that the changes to the following Standard Operating Procedures – Section 1 – Operations be approved. Seconded and approved.

1.4 Background Checks

1.4.3 Volunteer Background Policy

The policy is to separate document titled “Woodburn Estates & Golf Volunteer Background Screening Policy”. That policy outlines the full policy about background checks, as established under the Fair Credit Reporting Act (FCRA) at Woodburn Estates & Golf. The Company chosen as the approved provider to conduct the background checks is ~~DELETE Verified Volunteers~~ **INSERT (the new company name which is) Been Verified.**

Discussion: Verified Volunteers and Been Verified were run side by side and the information from Been Verified was more comprehensive than the Verified Volunteers. Verified Volunteers, if it was found, would comment “no data found” while Been Verified would have comments for those sections.

Motion #5

Mr. President, I move that Dawn Cole be added to the Rules Committee. Seconded and approved.

RV Lot: Director Jim Taylor; Nothing to report

GM: Tom Staskiewicz; I enjoy working with and for the board and working for Woodburn Estates & Golf. Being a board member is not an easy task and one of my roles is to support the board and their decisions and carry out the tasks they assign to me. However, it is not my job to take bullets for the board or committees and committee members when decisions are made and those who made the decisions do not come forward when criticized.

News & Views Article

Last month there was an issue with an article in the *News & Views* written by Director Lindberg. After receiving a phone call from a majority of concerned board members I attempted to stop the article from being published. The reasons were 1) the article was not approved by the board and it was agreed it would not be published without board approval; 2) the article did not reference that the answers to the majority of items listed by Director Lindberg could be found in the minutes of previous board meetings where the opportunity to comment on the motions was available and following discussion, if any, the board, including Director Lindberg, approved the motions; 3) the issues with the many Bylaw versions are the result of constant changes requiring quarterly updates of the Bylaws, Bylaws should be static and not subject to constant revision the Rules committee is working to regain control of the changes; 4) the comment by the editor that “no responses were given” was incorrect, the responses were in previous issues of the *News & Views*”.

When this information was initially presented I took the information to our attorney for a legal opinion on 1) is this appropriate material for a board report and 2) does WEG or the board have any potential liability. The response was that it was not a board report and that it should not be printed. I discussed this opinion with Director Lindberg and suggested if he felt there should be more discussion he should make a motion to have new motions presented earlier for the board members to review and have an opportunity to reflect and develop questions.

OLCC Licensing

Director Aiken and I have been taking the heat for the decision to bring in the OLCC

to establish rules pertaining to alcohol. Neither Janice nor I were responsible. This fiasco was the result of a Rules Committee member who insisted on bringing in the OLCC to get proper licensing and institute an alcohol policy. When contacted the OLCC said “Woodburn Estates & Golf is NOT on their radar”. When the volunteer servers went for training they were told again “Woodburn Estates & Golf is not on their radar”.

Last Monday, during the Snowbird Tournament, I was approached by a member couple asking if I could do something about the alcohol issue. This was the first request I received. I said I would. Yesterday I went to the OLCC to start the process.

Out of State CAI Events

Recently there have been complaints, questions and accusations about the out-of-state CAI events I attend. One suggestion is that why do I need to go out of state when I can get educated in state.

Here is an example of why out of state education is necessary: in 2015 we were spending over \$25,000 of your dues per year on credit card processing fees. In 2017 I learned from a local source how to save you over \$8000 per year by changing the bank used to process credit card transactions. That’s \$8000 saved year after year after year after year. I thought that was quite an accomplishment. This past May I went to Washington D.C. for a CAI Conference and learned how I could save the remaining \$17,000 of these credit card fees every year. Yes, I spent about \$3000 on the trip but I feel saving you \$17,000, actually over \$25,000 annually, made my attendance worthwhile. Since the trip I have talked to local banks and they are amazed and have told me they COULD NOT do this for us.

In January I went to a conference where I was able to talk and listen to hundreds of attorneys discuss issues important to us. I even sat in sessions where OUR attorneys were present and learning. The sessions were conducted by nationally renowned HOA attorneys and included questions and discussions by hundreds of other attorneys. I spent \$3000 for the conference and there is no way I could get the same depth of education, knowledge and expertise locally.

There are many legal challenges facing HOAs today and the board and I have to know what is going on locally and nationally. If it’s not in Oregon today, it soon will be! We can learn now or wait for it to happen and learn when there is little time to learn.

Extra Working Capital Fees and Delinquent Assessment Collections

Last year I attended national and local events and learned how I could collect working capital fees from banks, flippers and other intermediary owners of homes in Woodburn Estates & Golf resulting in an additional \$70,000 in working capital fees that have never been collected in the past this is income in addition to what we collect from the new homeowner. I have also stopped the process of writing off delinquent accounts and instead collecting the money from the banks, flippers and others when the opportunity presented. Our write-offs declined from \$49,000 in 2015 to \$3,000 in 2017. Our delinquencies have decreased accordingly because of these collection efforts. Just yesterday we received a check for over \$1500 in past due fees we would have previously written off. I also instructed Julia to send an invoice to a trustee for over \$5500 to cover a working capital fee and unpaid dues and assessments on a foreclosed property.

Manager of the Year Competition

In January my name was submitted into competition for Manager of the Year.

...continued on page 10



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Board of Directors Meeting Minutes (Cont.)

There are over 55,000 HOA managers and I was one of 414 managers nominated and finished in the top 10 of on-site mangers. The competition required numerous essays, completion of questionnaires and picture portfolios. I did it because it brings Woodburn Estates & Golf national attention.

My Background Check

I have heard that some members have pulled a background report on me and are prepared to present it at open mic today. I have nothing to hide and I will tell you what they found.

- 1) I have two bankruptcies on my report.

a. The first was in 1997 following my divorce and my being left with expenses.

b. The second bankruptcy was in 2016 and resulted from the four years prior to my being hired at WEG when I was unemployed.
- 2) The background report also shows that during my four-year period of unemployment I had difficulty making rent payments and the landlord took me to court where we worked out payment arrangements and the cases were dismissed. The missed payments were reported as unlawful entry. I did nothing illegal but I did everything I could to keep a roof over my family’s heads.

\$2500 Spending Authorization

Recently an issue has been made of my ability to approve expenditures up to \$2500 without board approval. First, it is in my contract approved by the board and therefore I do have board approval. Second, no single board member has the authority to approve an unexpected expense that was given to me in my contract. I have the ability to authorize these funds because sometimes the needs arise for money to be spent without the board having time to meet and approve. Examples include:

- 1) Recently we had the heater for the pool fail. The new heater cost \$5000 and we needed to put a \$2500 deposit for the order to be placed. I have the authority and instructed Julia to cut a check to the vendor so the repairs could start. This approval avoided bacterial and algae problems which would have been far more expensive and required a closure of the pool and spa until resolved.
- 2) Recently we have had two instances where vandals destroyed the card key access to the RV Storage Area. The cost to repair was approximately \$1500 and with my authorization I could initiate the repairs without additional board approval.
- 3) We have noticed and members have brought it to the attention of the office and board that they do not feel safe on the property because of a lack of lighting. I used my authority and purchased 19 motion activated, solar powered lights to be installed around the property. These units are also being placed by the golf course restrooms, cart barns, the tunnel and other areas where we have seen non-members prowling the premises.
- 4) I have used the authority to purchase equipment for the restaurant to ensure the equipment works properly and protects our members from health risks.
- 5) I have also used the authority to fix doors, purchase security cameras and even to respond to board member requests.
- Even with this authority, if time allows, I will confer with available board members. I do not take this authority lightly.

This ability to respond timely is critical to the operation of Woodburn Estates & Golf. Without this authority unnecessary damages could occur with far more expensive consequences. Any emergency expenditure would require a twenty-four delay while calling the board together for a special meeting. If a quorum is not available the board would have to postpone until a quorum can be assembled.

Recently we had a board candidate state that they would take this authority from the General Manager so I could not abuse the process. Is maintaining the assets an abuse? Do you want equipment to fail and have no one able to address the situation? Do you want a manager whose hands are tied and can do nothing without board approval?

Annual Independent Audit

I read where this same candidate for the board and others asked for an independent review of income and expenses. At the June board meeting, where this individual was present, we received the 2017 audit report from our INDEPENDENT auditor. We are required by our documents and state statute to have an independent review or audit of our financial information. The board chooses to have an audit because it is more comprehensive and tests our internal controls to ensure there are no improprieties.

Ask for Transparency and then Get Criticized for Being Transparent

We have members who request transparency in the actions of the board and I, however, when we provide transparency these same members criticize us because we share information. Last month I mentioned a conversation with our attorney who is looking into separating a similar association into three entities: golf course, common areas and homes the purpose is to limit liability to the members. During the discussion he thought of Woodburn Estates & Golf, as any good attorney should, and mentioned it to me. This same idea was raised by insurance companies as we were evaluating new insurance. My response to our attorney was to find out what might be involved, what our documents allow and the pros and cons. I committed to nothing; I simply wanted to know if it was an idea worth investigating; why shouldn’t we leverage on research being done for others at no expense to us? Again, I was criticized for my investigating an idea and accused me of wanting to take Woodburn Estates & Golf into bankruptcy. I’m not sure how you jump from investigating to bankruptcy from this.

Duplicate Sets of Books and Files

We currently have a few members spreading rumors about duplicate sets of books and files. Members are being told that when they come to the office and request a record they will only see what the board and office want them to see. I am appalled at the idea that some of our members would try to rile the membership over nonsense.

Nextdoor Website

There are many negative and uninformed comments coming from the Nextdoor website. Early on I embraced the Nextdoor website as a way to communicate with members. My feeling was if members wanted to use that venue for questions and answers I support the idea. After a few responses it became obvious that not all members wanted a forum for discussion, they wanted a forum to attack the board and me. The innuendos and out and out lies are destructive to our community. Most of the complaints are random comments “we have a problem with the board or GM” but there is no specificity because in most cases there is none. Some members complained because they filed a complaint and were not satisfied with the results or they were not told of the results. Some of this stuff is just plain personal and we are not going to air the “dirty” laundry of one member complaining against another or a member complaining on behalf of someone else.

Because of the inaccurate information and innuendos Woodburn Estates & Golf has caused people interested in living here or being associates to change their minds. They believe the community is back biting and unwelcoming. Visitors also see it at the pro shop and with events we hold. I recently heard that during the Snowbird Tournament one visiting couple were embarrassed by the members sitting near them as they criticized and complained about Woodburn Estates & Golf. If you are that unhappy maybe a move is in order. This is a great place for great people.

Forum for Members to Express Issues

Another complaint I’m hearing is about a forum on the website for members to express their issues. Instead of attacking the board in general or me; why don’t you ask the director in charge of communications, publications and the website? There has never been a motion to add this capability to the website by Director Lindberg. If you want it, ask the appropriate director.

Unfinished Business:

President Taylor; I move the following members be approved for the Election Committee for this 2018 Board election, Bernadine Bourne, Kathy Hiller, Nancy Reed, Shirley Taylor, and Barb King. Seconded and approved.

President Taylor; I move the following members be approved for the Nominating Committee for this 2018 Board election, Laurence Wilson, Linda Hansen, Kathy Holland, Nancy Dale, and Cyndi Longest. Seconded and approved.

New Business: Homeowners requested a hearing. Board will discuss decision in executive meeting and will contact involved.

Recess Meeting to Open Mic; 3:15pm

Open mic;

1120 Article in *News and Views* regarding “no Response”

566 Member Not going to run for the Board

1373 Thank you to the Board for all you do. Tired of the same old “History repeating itself with a few unhappy members”.

1425 Request for a portal on the Website, rather than Nextdoor Neighbor, where questions could be answered

1261 Stated they agreed with the website idea. Poll those who are still working? Annual Meeting in the evening?

1165 Snowbird Tournament. Thank you for job well done.

978 Comment “We are Greater than Me!” Positive statement, we need to adopt this attitude as a Community

72 Likes the new Exercise room and the fixed sewer! “Great Job Director Cole!” Careful with the rules.

1388 Dual Signatures on Checks? Yes.

535 Do not feed the birds it causes unwanted rodents.

1418 Expand the architectural Report to include what is being done around the neighborhood?

464 Too many Rule changes

1388 Clackamas Circle is very inviting Neighborhood, everyone has made the new owners feel welcome, very successful community

Reconvene Meeting 3:38pm

Adjourn to Executive Session; 3:40pm

Return from executive session; 4:36pm

Motion 1; Director Hepburn; I move to approve the payment plans discussed in Executive session. Seconded and approved.

Motion 2; Director Cole I move to contract with Caliber Accounting System for the purchase of a new accounting package. Seconded and approved

Adjourn meeting 4:45 pm

Next General Meeting. September 25, 2018, 1:30 pm dining hall.

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November Coffee Hour

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* European Charm... Ashland – March 20-22

* Fly Away Mystery Tour – March 21-25

* Sedona & Moab – April 8-13

* Snake River & the Tri City’s – April 23-26

* Philly & Gettysburg – May 26-31

* NE Oregon & Beyond – June 9-15

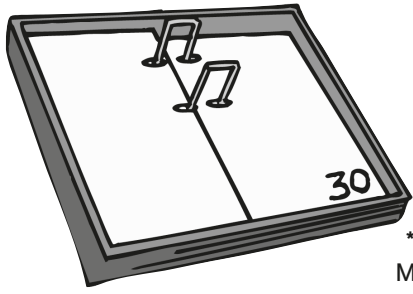
* Mackinac Island & Michigan – July 8-14

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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 10		Sunday, November 11					
9:00a	Country Brunch – Aud/DH/Kit	2:00p	Music Jammers – DH/Kit	9:30a	Yoga – Aud	12:00p	Election Committee – DH
3:00p	Water Volleyball – Swimming Pool			10:10a	Easy Bridge – Blue Room	12:30p	Uke-De-Do's (Intermediate & Advanced) – Craft Room
4:00p	Private Party – DH/Kit			10:15a	Zumba – Aud	3:00p	Water Volleyball – Swimming Pool
5:00p	Hand & Foot Cards – Blue Room			1:00p	Swiss Pairs Bridge – Blue Room	5:00p	Poker Night – Card Room
				6:30p	Water Volleyball – Swimming Pool	5:30p	Women's Bible Study Fellowship – Blue Room
						6:00p	Beginning Line Dancing – Aud
						7:00p	Intermediate Line Dancing – Aud

Wednesday, November 14		Thursday, November 15		Friday, November 16		Monday, November 19	
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
8:30a	Walking Club – Aud	8:30a	Estates Quilters – Craft Room	8:30a	Walking Club – Aud	8:30a	Walking Club – Aud
9:00a	AARP Driver Safety Course – Conf Room	9:00a	AARP Driver Safety Course – Conf Room	9:00a	Walking Club Mtg – Blue Room	9:00a	Ladies Pool – Billiard Room
9:00a	Woodburn Estates Carving – Craft Room	9:30a	Coffee Hour – Aud/DH/Kit	9:30a	Estates Bible Study – Craft Room	9:00a	Walking Club Mtg – Blue Room
9:00a	Walking Club Mtg – Blue Room	10:00a	Bike Club – by Flag Pole	9:30a	Yoga – Aud	9:30a	Yoga – Aud
9:30a	Yoga – Aud	12:00p	Fire Extinguisher Up2Date? – DH	10:00a	Walking Club Bunco – Blue Room	10:00a	Women's Club Exec Meeting – Conf Room
10:00a	Crafts For Fun – Blue Room	1:00p	Woodburn Estates Community Chorus – Country Meadows Activity Room	10:15a	Zumba – Aud	10:10a	Easy Bridge – Blue Room
10:15a	Zumba – Aud	4:30p	Rules and Reg – Conf Room	11:00a	Tai Chi – Aud	10:15a	Zumba – Aud
12:00p	5 Handed Double Deck Pinochle – Blue Room	5:00p	Poker Night – Card Room	12:00p	Lunch & Learn – DH/Kit	11:30a	Women's Golf Club Luncheon – DH/Kit
12:00p	Ladies Pool – Billiard Room	6:00p	Pinochle – Blue Room	1:00p	Friday Bridge – Blue Room	1:00p	Swiss Pairs Bridge – Blue Room
12:00p	Friends of Bill W. – Card Room	6:00p	Advanced Line Dance – Aud	1:00p	Bunco – Craft Room	6:30p	Water Volleyball – Swimming Pool
1:00p	Library – Travel Office	6:30p	Son-Shiner's Bible Study – Craft Room	2:00p	Craft Fair Setup – Aud/DH/Kit/Aud Foyer/DH Foyer	7:00p	Golden Squares – Aud/Kit
1:30p	Wii Bowling – DH	6:30p	Water Vollyball – Swimming Pool	<div>Saturday, November 17</div> <div>7:00a Craft Fair – Aud/DH/Kit/Aud Foyer/ DH Foyer</div> <div>3:00p Water Volleyball – Swimming Pool</div> <div>5:00p Hand & Foot Cards – Blue Room</div> <div>7:00p Woodburn Estates Dance & Social Club – Aud/Kit</div>			
6:00p	Pinochle – Blue Room						
6:00p	Bingo – DH						
				<div>Sunday, November 18</div>			

Tuesday, November 20		Wednesday, November 21		Thursday, November 22		Friday, November 23	
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	8:30a	Walking Club – Aud	9:30a	Coffee Hour – CLOSED	8:30a	Ping Pong – DH
9:30a	Architectural Committee – Travel Office	9:00a	Woodburn Estates Carving – Craft Room	10:00a	Bike Club – by Flag Pole	8:30a	Walking Club – Aud
10:00a	Bike Club – by Flag Pole	9:00a	Walking Club Mtg – Blue Room	11:15a	Activities Committee – Conf Room	9:00a	Walking Club Mtg – Blue Room
10:00a	Needlecraft – Blue Room	9:30a	Yoga – Aud	1:00p	Woodburn Estates Community Chorus – Country Meadows Activity Room	9:30a	Estates Bible Study – Craft Room
11:00a	Uke-De-Do's (Beginners) – Craft Room	10:15a	Zumba – Aud			9:30a	Yoga – Aud
12:30p	Uke-De-Do's (Intermediate & Advanced) – Craft Room	12:00p	5 Handed Double Deck Pinochle – Blue Room	4:30p	Rules & Regs – Conf Room	10:00a	Walking Club Bunco – Blue Room
1:30p	Executive Session – Conf Room	12:00p	Ladies Pool – Billiard Room	5:00p	Poker Night – Card Room	10:15a	Zumba – Aud
3:00p	Water Volleyball – Swimming Pool	12:00p	Friends of Bill W. – Card Room	6:00p	Pinochle – Blue Room	11:00a	Tai Chi – Aud
5:00p	Poker Night – Card Room	1:00p	Library – Travel Office	6:00p	Advanced Line Dance – Aud	1:00p	Friday Bridge – Blue Room
5:30p	Women's Bible Study Fellowship – Blue Room	1:30p	Wii Bowling – DH	6:30p	Son-Shiner's Bible Study – Craft Room	1:00p	Bunco – Craft Room
6:00p	Beginning Line Dancing – Aud	6:00p	Pinochle – Blue Room	6:30p	Water Volleyball – Swimming Pool		
7:00p	Intermediate Line Dancing – Aud	6:00p	Bingo – DH				
				<p>SOME ACTIVITIES MAY BE CLOSED FOR THANKSGIVING DAY</p>			



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