

## AARP Smart Driver Classes for 2014 Update

by *Jim Botwinis, AARP Driver Safety Instructor*

The Instructor for each AARP Smart Driver class may be different. You can check by going to [aarp.org](http://aarp.org), click on the Driver Safety box and locate the class you are registering for. To register for a Woodburn Senior Estates class please call 503-982-1776. Price for non-AARP members is \$20, for AARP members is \$15.

“In order to better accommodate our community residents, the local AARP Driver Safety has agreed to try evening classes”, states Sharon Schaub, General Manager. The first class will be on February 19 and 20, 2014, from 5:30 p.m. to 8:30 p.m. in the Conference Room. If attendance is good we will consider continuing evening classes.

## Reserve Funding

by *Chuck Johnson, HOA Treasurer*

In the last edition of the News & Views, I wrote an article entitled “Billing/Budget Confusion” with the intent of clarifying questions some of our members had regarding the \$50 Annual Allocation. I briefly reviewed the history of the need for a Special Assessment approved by the Board in 2008 to offset a shortfall in our Reserve Account. This Special Assessment began as a \$72 Annual Allocation, reduced in 2014 to \$50.

I also reviewed the Oregon Law that requires Homeowner Associations to establish a Reserve Account to fund major maintenance, repair or replacement of common property over a 30 year period.

Today I would like to explain the approved methods of properly funding a Reserve Account to ensure that there is always enough money to pay for needed repair, replacement and maintenance expenses related to our common property.

There are three approved methods of funding a Reserve Account – the Baseline Method, the Threshold Method, and the Fully Funded Method. On November 8, 2013, I had the opportunity to attend a debate regarding funding methods held at the Multnomah Athletic Club in Portland with our General Manager, Sharon Schaub. I was somewhat familiar with the funding methods, having served as the Treasurer of the Silver Cliff Estates Homeowners Association in Silverton, OR, from 2008 to 2011. However, attendance at this debate really enlightened me as to what would be best for The Estates Golf & Country Club Homeowners Association.

The debate involved two very experienced Professional Reserve Analysts – Richard Thompson of Regeneration, Inc. and David Schwindt of Schwindt & Company. Neither of these gentlemen would recommend the Baseline Method of funding as in simple terms, this type of funding

does not provide for any contingency funding to meet “surprises” or unbudgeted expenditures. In the event of an unplanned expenditure, the Reserve Account balance would be near zero and the only way to meet the expenditure would be through the Board assessing each homeowner a “Special Assessment” to meet the shortfall.

David Schwindt favors the Threshold Funding Method that provides a healthy balance or contingency within the HOA Reserve Account to meet any unplanned expenditure without need to assess homeowners a Special Assessment. For you members who have questioned why our Reserve Account has a healthy balance at the end of each year, perhaps this will explain why as your Treasurer I prefer the Threshold Method of funding. By having a “Threshold” amount of funding (currently over \$600,000), it provides needed funds to pay for any “surprises” without need for the Board to approve “Special Assessments”.

Richard Thompson advocates for the Fully Funded Method that uses a formula for computing the threshold amount. It computes a threshold that in some cases allows for funding twice the amount of the Threshold Funding Method. This is the safest method to prevent need for Special Assessments, but would require excessive homeowner annual assessments. For wealthy communities, this would be a preferred method, but The Estates Golf & Country Club is not the Beverly Hills Golf & Country Club.

Hopefully, this article has explained the funding methods for HOA’s and why I believe the Threshold Method is the proper funding method for our Association. As long as I remain your Treasurer, I will ensure that our Reserve Account has a healthy threshold amount to meet any unplanned expenditures; thus, reducing the risk of future Special Assessments.

## Reducing The Risk Of Vehicle Theft

by *Corporal Colleen Melgard WPD*

Recently in Woodburn, there have been multiple thefts of vehicles in various neighborhoods throughout town. Reducing the opportunity for your vehicle to be stolen may make the difference.

- Always lock the car and close your windows when you are not in the car. Take the keys with you.
- Engage the steering lock when leaving your car.
- Double check the car is locked when using a remote lock.
- DO NOT leave the car

unattended with the engine running (warming and/or defrosting).

- Put your keys out of view when at home, to prevent the keys from being taken in the event of a burglary.
- When at home, park in a garage or in a well-lit driveway.
- When away from home, park in a well-lit place or a garage with security.
- Install an alarm if your vehicle does not already have one.
- Consider purchasing a tracking device for more expensive or higher performance vehicles.

## Volunteers Wanted

by *Donna Cole*

The House Committee is still in need of 1-2 more team members to assist in the development of a plan to remodel and improve the building that houses the Club House, office and auditorium. If interested, please contact Donna Cole at [donnascole@live.com](mailto:donnascole@live.com) or 503-983-0198.

## Upcoming Events

### Upcoming Events in the Estates

- **Neighborhood Watch Meetings**, 4th Wednesday, 5 p.m., Conference Room.
- **Old Time Fiddlers**, Saturday, Feb. 15, 1-3 p.m., Auditorium.
- **AARP Smart Drivers Evening Class**, Wednesday and Thursday, Feb. 19 & 20, 5:30-8:30 p.m., Conference Room. Register at 503-982-1776. AARP members \$15, non-AARP \$20.
- **Astor Way + 8 Potluck**, Thursday, Feb. 20, 5 p.m., Dining Hall. \$1 and place settings.

### Upcoming Events in Woodburn

- **Woodburn City Council Meetings**, 2nd & 4th Mondays, 7 p.m., City Hall.
- **AARP Tax-Aide**, make your appointment beginning January 20. 503-980-8704.
- **You’re a Good Man Charlie Brown**, Fri. & Sat., February 14 & 15, 7 p.m., Woodburn High Lectorium, 1785 N Front St.
- **Who’s on Third? Billy & the Rockets concert**, Sunday, Feb. 16, 3 p.m., Woodburn United Methodist Church, 700 N. Cascade Dr.
- **Dementia Support Group**, Monday, Feb. 17, 2-3:30 p.m., Woodburn Health Center (formerly Wellspring).
- **Senior Book Club**, Monday, Feb. 24, 10-11 a.m., Country Meadows Village, 2nd floor Kitchen.

### Upcoming Events Elsewhere

- **Dementia Support Group**, Tuesday, Feb. 18, 2-3:30 p.m., Silverton Hospital Café, 342 Fairview St, Silverton.
- **Dementia Support Group**, Friday, Feb. 21, 10-11:30 a.m., Wilsonville Community Center, 7965 SW Wilsonville Rd, Wilsonville.

\* All events are subject to change without notice.

## Kitchen Cabinets

by *Becky Butts*

If your group has a cabinet in the kitchen please let the office know. We are trying to label all the cabinets. Thank you.

## 2014 News & Views Schedule

In February and March, News & Views will publish as follows:

<u>Copy due by 9:30 a.m.</u>	<u>Publication Date</u>
Thursday, February 20th	Friday, February 28th
Thursday, March 6th	Friday, March 14th
Thursday, March 20th	Friday, March 28th
Thank you, everyone, for your cooperation.	

# Woe Is Me

*by Donna Rector*

Ever think you are clever enough to sneak a little peek at an electronic device while driving? Well, I am here to tell you a sad tale of woe, full of remorse and shame. Don't even consider sneaking a peek.

Recently, while sitting at a light in the middle of our construction zone my message buzz went off on the cell phone in my purse. As our son-in-law is currently in the hospital awaiting the results of different tests while waiting to have a surgery set up on an area close to his brain, I thought, just this once, I'll check while sitting here, not driving, and see if everything is going alright. As soon as the phone was in my hand, a sixth

sense went off in my head. I glanced to the parking lot to my right, and yes, you guessed it, a motorcycle police officer was watching. I took a quick look at the demon device and quickly pulled around the corner after the light changed.

A Uniform Citation and Complaint was issued to me after a sharp reprimand was received. I, along with everyone else, am horrified nightly during the newscasts about the devastation caused by cell phone use while driving. Even a small, quick, peek while waiting at a light is not allowed. Luckily, he had a heart and issued me a much-deserved warning for the offense. One cannot even pick up and look at a phone while sitting at a light.

The Unlawful Use of Mobile Communication Device ORS 811.507 is very spendy. The new fine in Woodburn as of 2014 is \$110. A search of the Internet showed the fine varies widely from city to city. My quick reading showed fines ranging from \$110 to \$2000! I'm just saying, a word to the wise.

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# Neighborhood News

## Astor Way +8 Potluck

*by Emilio Sibayan*

Thursday, February 20, is the Astor Way +8 Potluck. Happy Hour starts at 5 p.m.; dinner at 5:30 p.m. Bring your favorite main dish, salad and/or dessert. Bring your own place service and \$1 donation. Dinner rolls, coffee and punch will be provided.

## Woodburn Cowboy Church

*by Linda Oleen*

Saddle up for Woodburn Cowboy Church, February 15, 2014, 6pm to 8:30pm and every 3rd Saturday of the month. Come to Cascade Park Retirement Center, 950 N. Cascade Ave, Woodburn, for an evening of food, fun and music. We will have our house band "Xpectations" to liven up our musical program with some special music performed by our guest musicians and singers. No admission fee. If you like country, western, gospel, bluegrass, etc. you will enjoy this venue. For more info call 503-777-2848.

## Ladies Poker

*by Patty Lundrigan*

We are looking for ladies to join us for poker in the Card Room (next to the kitchen) on Monday afternoons. 5¢ - 10¢ - 25¢ bets. Call me for the time. Patty 503-982-8591.

## Eyes Are Watching!

*by Sharyn Cornett*

The Neighborhood Watch has been busy since January. A General Association Meeting is planned for Monday, February 17, at 5 p.m. in the Golf Lounge. Woodburn Police have been asked to attend. We are looking for more neighborhood captains and volunteers.

Information and news about the Watch is posted on the Bulletin Board in the Dining Hall. So far we have five dedicated Captains for 3 sections. A packet is

being put together for participating neighborhoods.

This packet contains:

- Information on Neighborhood Watch
- Captain description
- Home owners' checklist
- Vacation emergency contact forms for neighbors and friends
- Crime reports from the police for our area

We are continuing to move forward, keeping people informed about our Watch program here at The Estates Golf and Country Club. Meetings will continue on the 2nd and 4th Wednesdays at 5 p.m. in the Conference Room. Keep watching and reporting to WPD at 503-982-2345. IF AN ACTUAL EMERGENCY, CALL 9-1-1.

## Visitors Information Center Volunteers

*by Earlene Soderlund*

The Woodburn Chamber of Commerce is looking for more volunteers to work in the visitor center located in the Woodburn Premium Outlets (formerly known as Woodburn Company Stores). Volunteers work a three hour shift providing information to the public on area attractions. Training is provided. If you like talking to the public about Oregon and local attractions and events, this is the job for you! If you are interested, please call Earlene Soderlund at 503-949-6097.

## Bulletin Boards

*by Jan Robarge*

Sharyn Cornett and I have tried to keep the bulletin boards uncluttered so everyone has ample room for posting items for sale. Lately I noticed several large pictures on the Bulletin board that were taking up too much room. Please limit pictures to a maximum of three 5X7s and use 3x5 index cards for our items. Don't forget the Free Ads section of the *News & Views*. Thank you.



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Women’s Club Officers 2014



WGC Officers: Nancy Reed, Arlene Langendoerfer, Jan Stein, Sandy Blaylock

*by Kathy Hiller*

Last October, I attended the Women’s Golf Club meeting, presided over by President Shirley Johnson.

Election of officers for 2014 was to take place and ballots were available with the votes tabulated before the end of the meeting. Special guests attending were past presidents Betty Cook (1999), Sandy Blaylock (2001), Nancy Littlemore (2002), Marge Thompson (2003), Kathy Holland (2004), Marge Epling (2007), Donna Wood (2008) and Diana Lindberg (2009-2011). I had the *News & Views* camera with me and got great pictures of the past presidents, and also of the newly elected officers: President Sandy Blaylock, Vice-President Jan Stein, Secretary Arlene Langendoerfer, and Treasurer Nancy Reed. Unfortunately, I later took a picture of a spider near the ceiling of my living room and erased all the pictures from the memory card before I put the pictures from the Golf meeting in the paper. So, be sure to ‘ooh and ahh’ over their picture as it appears here. My apologies to these very patient ladies and to the past presidents whose picture never made the paper.



Women’s Golf Club Meeting

Estates Women’s Golf Club  
General Meeting  
January 20, 2014

The Meeting was called to order by President Sandy Blaylock at 11:30 a.m. in the Dining Hall. A quorum was determined, followed by the Pledge of Allegiance. President Sandy called for a motion to approve the minutes of December 16, as published in the *News & Views* on December 27, 2013. Motion to approve by Becky Butts and second by Mary Bauer. Motion passed.

**Treasurer’s Report - Nancy Reed:**

Statement Balance	
of 11/30/2013	\$ 4,710.57
Deposits -	713.50
Expenses -	(348.86)
Balance – 12/31/2013	\$ 5,075.21

Nancy reported the Ladies Golf bank account has been established at Washington Federal and they offered the best fit for the club.

**Secretary- Arlene Langendoerfer:** no report.

**VP - Jan Stein:** Thanked the membership for their confidence in her as a new Board Member. Their applause confirmed she was the right choice.

**Committee Reports:**  
**OGA – Nancy Littlemore:** Next annual OGA meeting will be October 2014 at the Oregon Golf Club. OGA dues were increased \$2 for 2014. The Executive Committee has added 5 new members to the Board this past year. Sales have begun for the 2014 Explore Oregon Passport, at \$129 for all OGA members, and allows you to experience different golf courses at great rates. Passport holders can play over 50 facilities across the state for no more than a cart fee of \$30 or less.

**Membership & Book – Marge Epling & Nancy Littlemore:** Paid memberships to date: 36 – 18 hole; 19 – 9 hole; 7+ social members. Marge asked for an update to e-mail addresses for the membership book and for Sandy Blaylock’s contact list. Marge introduced 3 new social members: Lyn Robbert, Shirley Child and Sharon Clarke. A new 18-hole member, Geri Gilbert, was also welcomed into the club. Welcome Ladies!

**Social – Penny Sealy & Louise Davidson:** The next luncheon will be February 17, 2014 in the Dining Hall. Your \$8 luncheon fee will be due no later than February 12.

**Handicap – Marlene Johnson:** Marlene has announced she will retire at the end of 2014 and needs a replacement. Susan Gsell and Rosa Nichols have agreed to share the duties.

**Mixed Tournaments – Diana Lindberg:** An e-mail from Diana was read by Nancy Reed. Diana thanked Bob and Sharon Price for the great work they have

done in the past few years. Diana and Allan are looking forward to 2014. They have reviewed posters from last year and hope to have a mixed tournament meeting in February.

**Golf & Greens – Janice Aiken:** The Tee-box signs are being repainted. Yellow discs will be placed by the cart paths to mark the tee-off area for Yellow T’s. Tee-box #8 arborvitaes will be replaced with 10 –12 foot arborvitaes. The shorter ones will be removed and replanted in other areas. Other issues covered were: Fairways, Irrigation, Cart Paths, Water leaks, and Rules Committee. Anyone with any issues with the course or golf, please go to Chuck Siver or Will Abshire.

**Trophies & Awards – Joanne Delnick:** absent.

**Sunshine – Mary Bauer:** Sent a card to Carolyn Wallace and gave an update on her recovery.

**Eclectic - 9 & 18 holes:** No reports.

**Captains - 9 & 18 holes:** No reports.

**Unfinished Business:**

- Bernie & Red Show – May 2014 – Tickets and Posters are printed. Tickets will go on sale April 1. Tickets can be picked up at any time from Sandy Blaylock.
- Recipe Book – Has been tabled until next year (2015). Time is needed to collect recipes, art work, and photos.
- Bake Sale – Jan Stein - February 13 in the Golf Lounge, baked goods will be sold in the morning, to the Men’s Golf Club and anyone wanting good homemade sweets.

**New Business:**

- Fashion Show – Becky Butts. The show is set for May. Becky announced she will have sign-up sheets for models and all the details for the show at the February 17 General Meeting.

- OGA Invitational Play Day – Lynda Chester is working on a time in May for a Play Day invite to the 18 hole OGA Ladies with a luncheon to follow play. It was suggested we invite the ladies to our February 17 general meeting and lunch.

**50/50 and Badge Drawings – Marie Worley:**

- 50/50 winner - \$ 12.00 – Pauline Podawiltz
- Badge winner - \$ 2.00 – Joyce Ruttencutter

**Announcements:**

- February 17, 2014 – Executive Meeting – 10:30 a.m. Conference Room.
- February 17, 2014 – General Meeting & Luncheon – 11:30 a.m. Dining Hall.

Mary Bauer said the blessing before lunch. Meeting was adjourned by Sandy Blaylock at 12:05 p.m.

Submitted by: Arlene Langendoerfer  
Approved by: Sandy Blaylock  
1/21/2014

John The Handyman



John Massaia  
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Notes From Sharyn Cornett

*by Sharyn Cornett*  
**BOOKS, BOOKS, BOOKS!**  
Our library volunteers work every day to put away and sort all the books that pass through the wonderful library here at The Estates Golf and Country Club. The job is quite physical, books are heavy and some of the shelves are low. How many have you read since you have lived here? Can you guess how many books we have? The number is over 10,000! So you have many choices.  
Seven ladies - Linda Hepburn, Laura Rhodes, Shirley Baumgardner, Heather Taylor, Eleanor Mark, Jan O'Donnell, and Shirley Child - keep our library in order seven days a week. They work short but productive hours. We are losing two volunteers soon, so the word is out for some new dedicated helpers. These ladies (and one strong husband) are silent workers, and the work gets done every day quickly and efficiently.  
People tend to empty their closets and bring books to the library. We appreciate the gifts, however space is very limited. We will only accept books with a copyright date of 2000 or newer, and only DVDs (no VHS tapes). Bring new magazines (3 months or newer) to share. Goodwill has been accepting books and you get a tax credit.  
Thank you to all the library workers. Workers here at The Estates are very dedicated doing jobs that are not noticed and not glamorous but done well day after day. Please volunteer a few hours a week to help keep this the best Home Owners Association Library Ever. Contact Heather Taylor at 503-981-0285.

**BALLOONS ARE GREAT - MOST OF THE TIME**

If you use balloons for decorations, please deflate them after use or put them in the room on the left side of the Auditorium stage and tie them securely. Frank does not want to be called in the middle of the night for a floating balloon setting off the alarm in the dining room. Thanks.

Elder Abuse

*by Donna Cole*  
Elder abuse is a widespread and serious problem, affecting hundreds of thousands of seniors in the United States. According to the best available estimates, 1 million to 2 million seniors have been injured, exploited or otherwise mistreated by someone on whom they depended for care or protection. (National Research Council, 2002)  
Because elder abuse is still largely hidden under the shroud of family secrecy, elder abuse is largely under-reported. Some experts estimate that only 1 out of 14 domestic elder abuse incidents come to the attention of authorities.  
Neglect is the most common form of elder abuse. Other forms include physical abuse, financial exploitation, emotional abuse, sexual abuse and abandonment. Most elder abuse victims are female and most perpetrators are males. Adult children are the most frequent abusers of seniors.  
Risk factors for elder abuse include:  
• Social isolation  
• Dementia in the victim  
• Mental illness of the abuser  
• Alcohol or drug abuse  
• Depression on the part of the abuser  
• Mutual dependence between the abuser and the victim  
If you believe elder abuse is happening, contact the Department of Human Services 503-945-9495 or toll free at 1-866-406-4287 or local law enforcement 503-982-2345. The identity of callers is protected by law.  
*Donna Cole is a Certified Senior Advisor, owner of Synergy HomeCare and a member of the Board of Directors of The Estates Golf and Country Club. If you have questions regarding this or other senior matters, call her at 503-983-0198.*



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# CROONERS OF DAYS GONE BY

by Kathy Hiller

Friday night, January 24, saw a huge turnout for Ron Hopfer as he performed hit songs by Tony Bennett, Dean Martin, Frank Sinatra, Andy Williams and others. Even with pre-sold tickets and reserved tables, the committee workers had their hands full, but they learned what needed to be done better for the next time. I heard at least 24 tables were set up, with a minimum of 8 per table, and there was some last minute setting up of more tables as people continued to come into the Auditorium lobby.

The crowd nibbled on popcorn, luncheon meats, assorted crackers, and sweets while Ron sang song after song after song. It was fun to see if we remembered whose song he was singing... “That’s a Frank Sinatra song. No, it’s Dean Martin!” and all the while Ron’s wife, Kay, kept an eye on him and even danced a quick waltz with her husband of just five years. She told me they went to high school together but had not seen each other until she was taking care of his mother and they were reacquainted. The rest took care of itself.

We need to thank Country Meadows Village, who sponsored this event and we hope to see more evenings such as this, thanks to our Activities Chair, Sharyn Cornett, and her hardworking committees. Be watching for more entertainment and events to attend. This was just the beginning of a busy, busy, year.



Ron Hopfer



Ron Hopfer



Kay Hopfer,  
Ron's wife of 5 years



Sharyn Cornett &  
Laisha Kneuen



Laisha Kneuen from  
Country Meadows Village



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Resolution from April 2011

by Kathy Hiller  
Our General Manager, Sharon Schaub, recently discovered that a resolution that was passed in 2011 regarding Collection of Unpaid Charges had never been published in the News & Views as required. Being diligent and thorough, she requested that it be published in its entirety now. We apologize for its lateness, but here it is:

“SENIOR ESTATES GOLF AND COUNTRY CLUB

Resolution of the Board of Directors  
COLLECTION OF UNPAID CHARGES

WHEREAS, “Declaration” is the Restated Declaration of Restrictions for all Lots in Senior Estates Golf and Country Club, “Bylaws” is Bylaws of the Senior Estates Golf and Country Club, “Act” is the Oregon Planned Community Act, ORS 94.550 - 94.783 and “Association” is Senior Estates Golf and Country Club;

WHEREAS, “assessments,” as used in this Resolution, includes all amounts validly assessed against a Lot or Unit Owner (“Owner”) pursuant to the Declaration, the Association’s Bylaws, Rules and Regulations, and any Board of Director Resolution, including, but not limited to common expenses, interest, fees, fines, attorney fees and all collection costs;

WHEREAS, Article VI, Section I of the declaration and Article 5, Section 5.8-2 of the Bylaws allow the Association to adopt rules and enforce compliance with the Declaration, Bylaws, and administrative rules and regulations;

WHEREAS, Article VII, Section E of the Declaration authorizes the Board to enforce provisions of the Declaration, Bylaws and Rules and Regulations, including action to collect unpaid assessments;

WHEREAS, ORS 94.630(1) (n) and Article 9, Section 9.1 of the Bylaws authorize the Board to establish late charges and fines;

WHEREAS, Article VII, Section F and article VIII, Section B of the Declaration provide that all assessments, together with interest, attorney fees and costs of collection shall be a continuing lien upon the unit against which each such assessment is made;

WHEREAS, Article VII, Section F of the Declaration authorizes the Board, on behalf of the Association, to bring suit to foreclose the lien against the unit and/or to bring an action to obtain a money judgment against an Owner for damages and/or for unpaid assessments;

WHEREAS, Article VII, Section E and Article IX, Section B of the Declaration provides that Owners shall be obligated to pay reasonable fees and costs including, but not limited to, attorney fees incurred in connection with efforts to collect delinquent and unpaid assessments, regardless of whether suit or action is commenced, and/or

to enforce the provisions of the Declaration, Bylaws, rules and regulations or the Act;

WHEREAS, assessments are currently due and payable monthly in advance on the first day of every calendar month;

WHEREAS, from time to time Owners become delinquent in the payments of their assessments and fail to respond to the demands from the Board to bring their accounts current, and it is imperative assessment payments are timely received;

WHEREAS, pursuant to Article VII, Section E of the Declaration, the Board has the authority to set the rate of interest;

WHEREAS, the Board deems it in the Association’s best interest to adopt a uniform and systematic procedure for the collection of unpaid assessments in a timely manner, and further believes it to be in the Association’s best interest to refer these accounts promptly to an attorney for collection so as to minimize the Association’s loss of assessment revenue.

NOW, THEREFORE, IT IS RESOLVED, that pursuant to the authority of the Association as set forth in ORS 94.630(1) (n) and Article 9, Section 9.1 of the Bylaws there is hereby levied a late fee against any assessment account for any assessment which is not paid in full within ten (10) days of the date such assessment is due; and such late fee shall be ten percent (10) of the unpaid assessment;

NOW, BE IT FURTHER RESOLVED, that the following steps be adopted to provide for the uniform and systematic procedure for the collection of unpaid assessments:

1. All assessments shall accrue interest at the rate of eighteen percent (18) per annum from the date such assessment is first due.
2. If any assessment remains unpaid by an Owner for more than thirty (30) days from the due date for its payment, the Board shall send a notice to the Owner indicating the amount due, including notice of the late fees and interest, and demand for immediate payment thereof. See Exhibit “A” attached hereto.
3. If any assessment remains unpaid by the Owner for more than sixty (60) days from the due date for its payment, the Board shall turn over collection to the Association’s attorney (“Attorney”), who shall (a) send a written demand for payment and any notice as required by the federal Fair Debt Collection Practices Act, if applicable; (b) prepare and record a lien against the Owner’s unit; (c) notify the Owner within twenty (20) days of recording that the lien has been recorded; and (d) may notify any first mortgage or trust deed holder of the Owner’s default; if applicable. The lien amount shall include all collection costs to date, including attorney’s fees and the cost of preparing and/or recording the lien, any notice of lien required by law,

and any notice to a first Mortgage holder, if applicable. The demand for payment shall notify the Owner of the Owner’s liability for payment of charges imposed by Attorney to cover fees and costs associated with all collection efforts. The demand for payment shall include all collection costs to date.

4. If any assessment remains unpaid by the Owner thirty (30) days after the date of Attorney’s demand, Attorney shall send Owner a ten (10) day demand letter for payment notifying the Owner that if full payment is not received within ten (10) days of the date of the letter the Association intends to file suit to either obtain a money judgment or foreclose on the lien. The demand shall include the updated amount owing, including all collection costs to date.

5. If any assessment remains unpaid by the Owner ten (10) days after the attorney’s ten-day demand letter/notice of intent to file suit, the Attorney shall file suit for a money judgment, unless the Board, after recommendation by Attorney, determines that lien foreclosure is advisable under the circumstances. In such cases, the attorney may file a lawsuit for a money judgment, for foreclosure, or for both a money judgment and foreclosure, as permitted by applicable law.

6. If the Association is successful in obtaining a money judgment, Attorney shall collect on the judgment in this order, unless Attorney determines other actions or another order of collection is appropriate under the circumstances (1) file and send a ten (10) day demand to pay judgment; (2) garnish accounts, wages and/or rents; (3) levy against any personal and real property; and (4) levy against the unit. Additional steps may be necessary to determine the availability and location of the judgment debtor’s assets. If the Association is successful in a suit to foreclose on the lien, Attorney shall proceed as necessary to complete the foreclosure unless otherwise directed by the Board.

NOW, BE IT FURTHER RESOLVED, that all legal fees and costs incurred in the collection of a delinquent account shall be assessed against the delinquent Owner and shall be collected as an assessment as provided in the Bylaws, Declaration and the Planned Community Act.

NOW, BE IT FURTHER RESOLVED, that all contacts and/or contracts with

the delinquent Owner shall be through Attorney. Neither the Board nor any of its agents shall discuss the collection of the account directly with the Owner after it has been turned over to Attorney, unless one of the attorneys is present or has consented to the contact and/or contract.

NOW, BE IT FURTHER RESOLVED, that Attorney shall have the discretion to enter into an installment payment plan with a delinquent owner in appropriate circumstances. In all cases in which a law suit has been filed, any such plan must be secured by a Stipulated Judgment. Any payment plan providing for a down payment of less than the greater of one-third (1/3) of the delinquent balance or twice the current monthly assessment, or a duration in excess of twelve (12) months shall require approval of the Board president.


NOW, BE IT FURTHER RESOLVED, that Attorney, in its initial demand notice, shall communicate to Owner that the account has been turned over to it for collection, and that all payments are to be made to Attorney until the account has been brought current. The Association hereby grants to Attorney its limited power of attorney to endorse for deposit checks made payable to the Association (or its agent management company, if any) in satisfaction of accounts sent to Attorney for collection. Attorney shall deposit all payments in its trust account. All amounts collected shall be disbursed by Attorney according to the provisions of the Association and Attorney representation agreement.

NOW, BE IT FURTHER RESOLVED, that nothing in this Resolution precludes the Board from taking further action in the collection of unpaid assessments permitted by the Association’s governing documents or applicable law, including, but not limited to, adopting or enforcing rules regarding the termination of utility services paid for out of assessments of the association and access to and use of recreational and service facilities available to owners and, after giving notice and an opportunity to be heard, terminate the rights of any owners to receive such benefits or services until the correction of any violation covered by such rule has occurred.

NOW, BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to all Owners at their last known address.”

ATTEST:  
  
President, Board of Directors

Date: 4-13-11  
Senior Estates Golf and Country Club

  
Secretary, Board of Directors

Date: 4-13-11  
Senior Estates Golf and Country Club

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- \* Fly Away Mystery Tour... May 28<sup>th</sup> – June 3<sup>rd</sup>
- \* Cape Cod & Boston... June 11<sup>th</sup> – 17<sup>th</sup>
- \* Motor Coach Mystery Tour... June 25<sup>th</sup> – 30<sup>th</sup>
- \* Pirates of Coeur d’ Alene... July 3<sup>rd</sup> – 5<sup>th</sup>
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# Annual Board Meeting Minutes

APPROVED MINUTES  
OF THE ESTATES GOLF  
AND COUNTRY CLUB  
ANNUAL MEETING OF PROPERTY  
OWNER MEMBERS  
Tuesday, November 12, 2013  
(Approved January 28, 2014)

Ken Bourne  
President

Becky Butts  
Vice President & Publications

Dave Bunnell  
Secretary

Chuck Johnson  
Treasurer

Becky Butts & Dave Bunnell  
Membership & Real Estate

Donna Cole  
Housing & Marketing

Jim Worley  
Rules & Regulations/CC&Rs/RV Lot

Len Westphal  
Architectural

Sharyn Cornett  
Activities

Will Abshire  
Golf

The Meeting was called to order by President Ken Bourne at 10:00 a.m. in the Auditorium, followed by the Pledge of Allegiance. Secretary David Bunnell confirmed that a quorum was established, with Directors Bourne, Johnson, Cornett, Bunnell, Abshire, Bowers, Butts, Stiles and Westphal in attendance. He also confirmed that in accordance with our Bylaws in section 4.3.7 to constitute a quorum for the transaction of business today we need either in person or by proxy twenty percent of the voting members. There are 1508 properties in The Estates. To vote, the owner-occupant must be in good standing as stated in the Restated Articles of Incorporation. He [David] had met with our General Manager and accountant and determined that for purposes of this meeting there are 1459 eligible voters and that 20% of that number is 292. We have received at least that number of proxies and therefore we have a quorum for this meeting. The minutes of last year's meeting were provided for those attending, and in the interest of time Secretary Bunnell made a motion to dispense with the reading of the minutes and approve them as presented. Director butts seconded the

motion and it was approved unanimously.

**President's Report - President Ken Bourne:** Good morning, thanks for coming. 2013 has been an eventful year for all of us members of The Estates Golf and Country Club. I would like to briefly highlight the year with my personal comments. (1) The Country Cottage Restaurant opened up for business in October 2012, and just recently celebrated their 1 year anniversary. It has been a pleasure to work with Renee Hayes, the owner, and all of her staff this past year. They have provided a warm, friendly atmosphere with good food and great service. We now have a meeting place where our residents can stay in touch with each other over a cup of coffee or meal and stay connected. I'm pleased to tell you that the restaurant has extended their lease agreement for another year, so please continue supporting them. (2) I'm sure you remember the tension that arose around the City of Woodburn's proposal to run a 2 lane roadway through our Parking Lot. We held 2 large town hall meetings with city and state legislators present to discuss the matter. We asked questions and expressed our concerns. We then took a survey on how our members felt about the proposal. There were approximately 300 to 400 people in attendance at both meetings. The survey was used so that The Board of Directors could make a decision based on the voice of our people, not politics. The rest speaks for itself. I would like to thank the members of this community for standing up together; for fighting for what was the right decision to protect our residents and our establishment. It just shows you what can be done if we stand together. (3) To go along with denying the city's proposal for the roadway, we felt it was time to make our parking lot a true parking lot. We closed off the area where thru traffic traveled dangerously fast. The fence was extended with new lighting and an emergency gate was installed. We can now open it when needed for high demand. I know it took a little getting used to, but truly it has made the Parking Lot safer for each of our residents. (4) History shows that some 12 years ago, several members of our community consisting of our Board of Directors, General Manager, Budget Committee, Golf Maintenance Supervisor, Golf Pro, and the Men's and Women's Golf Clubs realized that the system used for watering the golf course was running on its last leg. This system, which was over 30

years old, always needed repair, was very labor intensive, time-consuming, and was at the point where it wasn't working well. Now a new state-of-the-art system has been installed with amazing results. The golf course is greener than ever. The fact that it is in such great shape during the hot summer has drawn the attention of many new residents and potential golfers. It is now a great marketing tool for our future growth. And to top it off, it was all paid for in cash from our reserve fund that was started with the foresight of our members 12 years ago. (5) Home sales in 2013 have been solid, with well over 100 homes sold to date. That means that there are over 100 new families that call The Estates Golf & Country Club their home. Would anyone in the audience that bought a home in 2013, please stand up so we can welcome you? (6) Our Reserve Fund is building back up and the value of our homes is increasing. Due to present and past management practices by our Board of Directors, General Manager, Treasurer and Budget Committee, we, as a community, are in a strong position financially that will continue into the future. (7) Finally, I want to thank the Board of Directors for your confidence and support this last year. Thank you for your professional performance of duties and for the many hours of dedicated service you have given to the association. Thanks to our General Manager Sharon Schaub for the many hours she has spent serving us in our community. The aspects of your job are overwhelming. You have been a tremendous asset to me personally as well as your service to The Board of Directors and The Estates Golf & Country Club. (8) In Closing, I would like to thank the members of the association for standing strong, for standing together, for standing for what is right in making The Estates a truly wonderful place to live and play and flourish. Your many kind words of support this past year have been greatly appreciated. It has been an honor and pleasure to serve you this past year.

**Treasurer's Report - Treasurer Chuck Johnson:** (1) Before presenting the proposed Reserve and Operating Budget for 2014, I would like to publicly thank and acknowledge the members of the 2014 Budget Committee. These ladies and gentlemen spent countless hours and provided valuable insight in the preparation of a budget that I sincerely believe to be a realistic and sound financial plan for

2014. The members of the Committee consisted of supervisory employees of The Estates: Sharon Schaub, our General Manager; Frank Jameson, our Maintenance Supervisor; Tim O'Larey, our Golf Course Superintendent; and Chuck Siver, our Golf Pro. Board members on the Committee were: Will Abshire, Golf Co-Chair; Becky Butts, House Chair; and Sharyn Cornett, Activities Chairperson. Members within The Estates who served on the Committee were: Lon Reed, Stan Hiller, Bob Wright, Joan Foster, and Al Harris. I anticipated that we could meet for 2-3 sessions beginning late September and accomplish our goal of creating the 2014 Budget. However, our Committee had 5 sessions lasting an average of two and a half hours per session for 5 consecutive weeks. Next year the Committee should begin its work in July rather than late September. (2) For the 2014 Budget, I would like to begin with the 2014 Reserve Budget which is based on the 30 Year Study conducted in 2012. The purpose of a 30 Year Study is to ensure that there is always enough money set aside to pay for needed repair, replacement, and maintenance expenses of all common area components. There are three methods to analyze the financial needs of a community's reserve account: a baseline method which does not provide for contingency funds, a threshold method which establishes a contingency fund for unexpected expenses, and a fully funded method that establishes a contingency fund often twice the amount of expected costs. My study of these three funding theories has led me to believe that the threshold method is best for our Community as, in 2013, we experienced numerous unexpected costs that had to be paid out of our Reserve Account. As long as I am Treasurer, it will be my goal to set a threshold of at least \$400,000 in our Reserve Account at the end of each year to provide for unexpected costs that certainly will arise from time to time. This method should reduce the risk of Special Assessments in the future. In presenting the 2014 Reserve Budget, I will only discuss changes from the 30 Year Study that we recommend. Based on information provided by our Golf Course Superintendent, the money to be spent on the Asphalt Seal Coating of the Golf Paths was moved into the Asphalt Seal Coating for the Community Center, basically our entire

...cont. on page 10

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# Annual Board Meeting Minutes

parking area at The Estates. The Asphalt Seal Coating for the Maintenance Area was eliminated as our Maintenance Supervisor recommends the area be all concrete, a measure that will be placed in the 2015 Reserve Budget. Based on the advice of our Golf Course Superintendent, the Cushman 8910 Truckster has been moved to the 2016 Reserve Budget. In that the Toro Deck Mower had its engine replaced in 2013, replacement of this mower has been moved to the 2020 Reserve Budget. Expansion of the Exercise Room was moved to the 2015 Reserve Budget. Paint and siding for the cart building was moved to the 2015 Reserve Budget at the advice of our Maintenance Supervisor. The Pool Heater was replaced in 2013 so it was removed from the 2014 Reserve Budget. You will note the Asset Items with an asterisk \*: these are items that the Committee either added to the 2014 Reserve Budget or moved to 2015. Office Renovation was moved from 2013 to the 2014 Budget. Our total 2014 Reserve Budget cost is \$279,193. I propose that the 2014 Reserve Budget be funded as follows: projection of the sale of 102 homes in 2014, resulting in revenue of \$204,000. I propose a reduction in the Special Assessment for 2014 from \$72 per household to \$50 per household, resulting in revenue of \$75,400. The total revenue from projected home sales and the Special Assessment totals \$279,400, an amount that will cover anticipated Reserve cost for 2014. Should there be a shortfall in home sales, the threshold amount in our Reserve Account would offset any shortage. (3) For the Operating Budget for 2014. There are numerous line items for both Expenses and Income. I will not go into each line item in this presentation due to time constraints, but be assured that your Budget Committee

spent an inordinate amount of time considering each line item. First, you will note that the Operating Budget for 2013 was \$1,087,300. The proposed Operating Budget for 2014 is \$1,142,887, an increase of \$55,587, or approximately 5.1%. We based this increase on information received from utility companies, vendors, and other sources. To meet this increase, I propose that there is a need to increase the following revenue sources: Homeowner Annual Assessment - increase of \$25 to 475; Annual Golf Assessment - Increase of \$25 per golfer to \$650; Annual Golf Associate Assessment - Increase of \$25 per golfer; Annual Associate Assessment - Increase of \$25 to \$475; Annual RV Lot Storage - Increase of \$10 per space; Golf Green Fees & Golf Cart Rental - A minimal increase of \$2 per 9 holes or 18 holes and \$2 increase for golf cart rental per 9 or 18 holes. (4) The proposed 2014 Annual Assessments, Dues, and Fees and Budget will be posted for review by the membership. The bottom line: for non-golfers, the overall homeowner's annual assessment, including the reduced Special Assessment, will result in only a \$3 annual increase. Annual golf assessments will increase \$25 or slightly more than \$2 per month. In conclusion, as Treasurer and a member of the 2014 Budget Committee, I firmly believe that the proposed 2014 Reserve and Operating Budget represents a realistic and sound financial plan that should be adopted by the Board of Directors.

**Committee Reports:**  
**Architectural - Director Len Westphal:** (1) we have had 4 architectural requests and 5 compliance requests since the last regular Board Meeting. (2) Nothing more to report.  
**Activities/Community Relations/ News & Views/ Website - Director**

**Sharyn Cornett:** (1) This was a very busy year for Fund Raisers and events at The Estates Golf and Country Club. The Spring Pancake Breakfast had over 400 people and earned \$2000. The Fall Pancake Breakfast served over 270 people and earned \$1500. Pat Veselik and Jan Robarge were the chair people this year. The new griddles for the gazebo worked well. It takes 70 volunteers in rotating shifts assigned by Mary Bowling to make the event successful. Wonderful decorations for all our events have been done by Pat Petersen. Thank you to our sponsors who each paid \$375 for the supplies. Our Spring Picnic was a Carnival Theme with prizes, games, face painting, tattoos and a dunk tank. President Bourne and Pat Lucas were good (and wet) sports. 234 attended and we made \$1,170. The Fall Picnic was an old fashioned Cowboy BBQ with music by the Uke-deedoos and prizes. We made \$1200 and 240 people attended. A new event was Emerald Gardens sponsoring coffee and having an afternoon delight ice cream social where 150 attended, and prizes and music were provided. We made \$705 and split the earnings with Emerald Gardens. Ladies Afternoon Tea was started this year with homemade scones and goodies. Men volunteered as servers and added fun to the occasion and did a fantastic job. This event will continue several times a year under the direction of Betty Bunnell and Ginnie Schuster, our Tea Queens. The cost was only \$10 and we still made almost \$935. (2) We added \$8600 to the Fund raising account. With it we purchased chairs and tables for the conference room, chairs for the library, a water heater and chairs and chair covers for the gazebo. (3) Two charity events for our community have been added. At the first, "A Fair to Remember", we collected 375 pounds of food and \$850 for food. The 50 vendors were amazing with gifts and raffle prizes. The community was very generous. This was definitely a Public Relations activity. The second charity event will be for "Love Santa" on November 15 collecting unwrapped gifts for Christmas. (4) This year we recognized all our volunteers with a luncheon as a small token of thanks for all the work they do here at The Estates Golf and Country Club. The donated hours of labor save the Club from a lot of additional expenses. (5) Coffee Hour has also changed this year. Connie Lum is our MC and arranges the schedule. We now have written guidelines for participants. There's lots of great help with everyone willing to pitch in and make this happen every week. Edna Hobbs heads the coffee volunteers and Dick Koessel writes our *News & Views* articles about coffee activities. Keep yourself informed of the latest announcements. Coffee Hour

is the happening place to be on Thursday mornings. (6) We have increased advertising for all our events with more wood signs and flyers, the Chamber of Commerce News, the Woodburn City e-blast, the Bugle Blast, the Woodburn Independent newspaper and WACAT. Surrounding cities are also included. The Bugle Blast is also new for our Website and announces news flashes (7) The Web page is being updated and corrected by the committee. New pictures will be added and over 250 people have signed up for the Blast. The Webmasters were changed to be more local. (8) The *News & Views* has a new Editor, Kathy Hiller, a new direct line, a new printer and computer. They can now print and receive in color and two people can do computer work at the same time. Ted Erdahl is our new sales ad director. We have had an increase in our ads. The ad income increased from \$840 per issue to \$1345. To date we have made \$22,423 and still have more issues this year. All of this work is done by volunteers. (9) The yearly Directory is a work in progress with Stan Hiller leading this committee. There will be more color ads this year while keeping printing costs down. (10) For the second year The Estates Golf and Country Club has hosted Greeters for the Chamber of Commerce. This event brings local business people to the Club House and makes them more aware of our presence, voting and buying power. (11) A book of activity instructions and information is being formulated for our next Activity Director. An activity calendar has been prepared for 2014 so that you may plan to attend events around golf tournaments. Copies of the calendar are in the back of the room. (12) We have also been active in security for our association by meetings and awareness information in the *News & Views*. Forms are available to give to neighbors and friends with information about you being absent from your home. Property owners are being asked to cut back overgrown trees and bushes for all our safety. The Woodburn police have met with us several times with information. Make sure your address is visible from the street. (13) This last August we participated in the Neighborhood Night Out. Last year we had 4 sites participate. This year we had 16 sites with fire and police representatives visiting everyone. The antique fire truck led us to each site with the Uke-Dee-Doos playing and singing. Ken Bourne and Sharon Schaub rode in the fire truck and greeted our members at each site. This was a real community effort. (14) I want to thank everyone who participated and helped make this year a great success. We have wonderful people here and I have enjoyed working with each and every one of you and look forward to an exciting growing

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# Annual Board Meeting Minutes

year at The Estates Golf and Country Club.

**Golf - Director Gene Stiles:** (1) 2013 has been an exciting and challenging year. We started with signing a contract to install a new irrigation system to replace our 50 year old asbestos piped system that was springing leaks almost daily. The construction started last winter with a goal of completion by June. The schedule slipped a couple of months and we saw the final sprinkler heads spurting water in August. The new system is watering more grass area with less water and the grounds are more lush and the boggy areas have dried up. We now have one of the nicest golf courses in the valley. (2) All this work did not slow down the golfers. We sold as many annual golf passes as last year, a total of 311. Through October we have played 18,174 eighteen hole rounds, 4,846 nine hole rounds and 1,211 par three rounds for a total of 24,231 rounds of golf. (3) All in all it has been a very good golf year.

**House - Director Becky Butts:** (1) This year we have strived to update and repair the common areas of The Estates at minimum cost. We are continually working to make our community more appealing to new retirees. (2) My thanks to all the volunteers who step forward to help us in the flower beds, with the fund raisers, delivering the newspapers, shelving books and all the other contributions they make to maintain The Estates Common Areas.

**RV Lot - Director Will Abshire:** (1) The past few years the RV Lot has experienced standing water resulting in pot holes in the roadway hindering access to our members' RVs. This year has seen the completion of the drainage project that included installing new drainage pipe, sand, rock and gravel. To date, it appears to be working as planned, keeping in mind the coming rainy months will be the real test and if some additional work is needed, we will address that next year. (2) In addition to the drainage project, a new alarm system was installed and although there have been some problems, it is serving its intended purpose and we will continue making adjustments as necessary. (3) The RV Lot has 281 spaces and the average occupancy rate for 2013 is 69 percent.

**Membership - Director Dave Bunnell:** (1) We have had two new members meeting this year and have one more scheduled for this Friday, November 15 from 10:30 to

12:30 in the Dining Hall. All new members are invited to come and get acquainted with other new members, the Board of The Estates and meet representatives from many of the Clubs here. (2) I would like to thank Becky Butts who co-chairs this committee with me and the following committee members: Shari Bland, Sharon Bollinger, Mary Bowling, Sandy Durham, Dennis Martin and Ginnie Schuster. They have done an excellent job in putting together the new members' packets and then, in teams of two, delivering them personally to the new members' homes.

**Real Estate - Director Dave Bunnell:** (1) Since the last report, a total of 4 homes have closed as of today. There are 13 sales in title and 8 sales are pending. A total of 122 homes have sold since January 1 of this year. This time last year there had been 89 homes sold and a total of 109 homes in all of 2012. Therefore we are 33 home closings ahead of last year this time and 13 sales ahead of last year with 6 weeks to go. (2) I would like to especially thank Sharon Morse, our Administrative Assistant, who handles all of the paperwork related to new homeowners and furnishes me a monthly list of the home sales data and information we use to invite the new members to our new members meetings.

**Rules & Regulations and CC&Rs - Director Gary Bowers:** (1) Your dedicated rules committee of Frank Boutwell, Bob Day, Mary & Dennis Durst, Joan Foster and Lon Reed have reviewed over 120 separate cases to date. With the assistance of the General Manager and her staff there are presently only 3 cases considered open. (2) Committee: Your dedicated CC&Rs committee of Mary & Dennis Durst, Joan Foster and Bob Day are still reviewing the rough draft of the Rules & Regulations and By-laws from our attorney. The general manager has scheduled a meeting with our attorney to clarify some of the issues before submitting the final issues to the Board. This assignment to bring our governing documents into compliance with all the current governmental requirements still takes time and thought and is not to be treated with band aide fixes. It may be well into next year before the members will be able to vote on the documents. It will be important for this committee to leave a good paper trail for next year's committee and Board to complete the task.

**General Manager's Report - Sharon Schaub:** (1) A manager is defined as a person with the responsibility and authority to direct operational activities of the Board of Directors by executing and implementing the leadership plan and scheduling resources. In general, the manager's responsibility is to make sure that that which has been promised is delivered. 2013 began with heightened angst over potential increased traffic through our parking lot. Problem resolved by immediate Board action followed by construction of brick stanchions, iron gating and lighting closing off the lot to through traffic. (2) The biggest achievement this year was replacing the old irrigation system with a new one. The golf course supervisor and crew faced an unusually hot, dry spring. Many weeks required more than half of the maintenance work hours to be spent watering the turf and nightly watering was a necessity as well. Today, the golf course looks great! (3) Routine, preventative, emergency and reserve replacement standards are being implemented or updated with the assistance of our new maintenance supervisor. The new janitorial crew is committed to a clean facility. (4) Solarc Engineering & Energy Architectural Consulting, working with Energy Trust of Oregon, conducted a site evaluation suggesting energy efficiency improvements for heating, air conditioning, pool heating and lighting. The anticipated reduction, reflected in percentages could total a 51% reduction in building's gas usage and a 13% reduction in electricity consumption following implementation of suggested improvements. Management is evaluating each component for the most economical outcome. (5) Educational courses, seminars and online training are an essential part of management's goal to

ensure the association is represented in a professional, responsible, accountable and successful manner. Three developmental courses have been successfully completed in 2013 and the Board of Directors will continue the educational process by attending another "board training" scheduled for December 14th. (6) This Board of Directors have dedicated time, effort and passion to ensure Senior Estates Golf & Country Club, dba The Estates Golf & Country Club, continues to meet the challenges of change; specifically the 214 Interchange Project, an aging facility built in the early 1960's and a challenging economy. It has been my pleasure to serve the Directors and members of this community in 2013 and look to 2014.

**Introduction of Nominees:** President Bourne individually introduced the following candidates for the 3 open Board positions: Gary Bowers, Becky Butts, Donna Cole, & Jim Worley. Bob Trojak and Mike Wentworth were not present. Each candidate was given an opportunity to speak and tell why they were interested in being on the Board.

**Comments by Owners:** President Ken Bourne opened the floor for comments. Recognition and thanks were given to the Lady Putters for their gracious donation back to the club a total of approx \$6,000. Appreciation was given to Connie Lum for all the new things that are happening with Coffee Hour.

**Adjournment:** There being no more business it was moved and seconded to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at approximately 11:50 a.m.

Submitted by David C. Bunnell, Secretary



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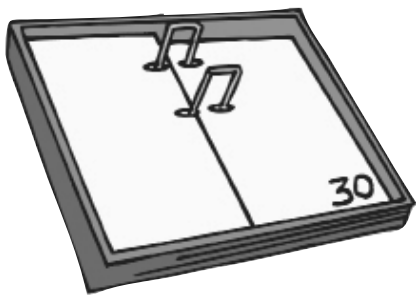
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# Activities Calendar

Saturday, February 15	Sunday, February 16	Monday, February 17	Tuesday, February 18
8:30a Ping Pong Players– DH 1:00p Old Time Fiddlers– Aud/Kit 3:00p Water Volleyball – Swimming Pool 7:00p Valentine Dinner and Dance – Aud/DH/Kit	2:00p doTerra Meeting – Blue Room	8:00a Fit For You/Ball Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:50a Walking Club Indoors – Aud 9:00a Ladies Billiards – Billiard Room 9:00a Walking Club Meeting – Blue Room 10:00a Tai Chi – Aud 10:10a EZ Bridge Club – Blue Room 10:30a Womens Golf Board Meeting – Blue Room 11:00a Zumba Gold – Aud 11:30a Ladies Golf General/Lunch Meeting – DH/Kit 12:00p Monday 3 Table Dup Bridge – Blue Room  1:00p Ladies Poker – Card Room 6:30p Water Volleyball – Swimming Pool 7:00p Golden Squares – Aud/Kit/Aud Foyer	8:00a Yoga Exercise – Conference Room 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 10:00a Bicycle Club – by Flag Pole 10:00a Tuesday Morning Crafters Club – Card Room 11:00a Ukulele Group Beginners – Craft Rm 12:00p Tuesday Afternoon Bridge – Blue Rm 1:00p Ukulele Group Advanced – Craft Rm 5:30p Tuesday Night Poker – Card Room 6:00p Crafting Time – Craft Room

Wednesday, February 19	Thursday, February 20	Friday, February 21	Saturday, February 22
8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:50a Walking Club Indoors – Aud 9:00a Estates Woodcarvers – Craft Room 9:00a Walking Club Meeting – Blue Room 10:00a Blackjack – Card Room 10:00a Tai Chi – Aud 11:00a Zumba Gold – Aud 12:00p Ladies Billiards – Billiard Room 1:00p Golden Squares Workshop – Aud 4:00p Rules Meeting – Conf Room 5:30p AARP – Conf Room 6:00p Wed. & Thur. Eve Pinochle – Blue Rm 7:00p Bingo – DH	All Day <i>News &amp; Views</i> Copy Deadline 8:00a Yoga Exercise – Conference Room 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a EZ Bridge Club – Blue Room 9:30a COFFEE HOUR/Doors Open - Refreshments 10:00a COFFEE HOUR PROGRAM – Aud/DH/Kit 10:00a Bicycle Club – by Flag Pole 11:15a Estates Chorus – Aud 12:30p Chicago Bridge Group – Card Room 5:00p Astor Way + 8 Potluck – DH/Kit 5:30p AARP – Conf Room 6:00p Wed & Thurs Evening Pinochle – Blue Room  6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	8:00a Water Exercise – Swimming Pool 8:30a Fit For You Exercise – Aud 8:30a Ping Pong Players – DH 9:00a Walking Club Meeting – Blue Room 9:45a Bible Study – Craft Room 10:00a Happy Hearts Red Hats – Blue Room 1:00p Bunco – Craft Room 1:00p Friday Party Bridge – Blue Room 1:00p Dulcimer Group – Conf Room	8:30a Ping Pong – DH 2:00p Private Birthday Party – DH/Kit 3:00p Water Volleyball – Aud/DH/Kit

Sunday, February 23	Monday, February 24	Tuesday, February 25	Wednesday, February 26
2:00p Music Jammers – DH/Kit	8:00a Fit For You/Ball Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 8:50a Walking Club Indoors – Aud 9:00a Ladies Billiards – Billiard Room 9:00a Walking Club Meeting – Blue Room 10:00a Bridge Duplicate Swiss Pairs –Card Room and DH Foyer 10:00a Tai Chi – Aud 10:10a EZ Bridge Club – Blue Room 11:00a Zumba Gold – Aud 2:15p Ladies Poker – Card Room 6:30p Water Volleyball – Swimming Pool	8:00a Yoga Exercise – Conference Room 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 9:30a Men’s Club Exec Board – Country Cottage 10:00a Bicycle Club – by Flag Pole 10:00a Tuesday Morning Crafters Club – Card Room 11:00a Ukulele Group-Beginners – Craft Room 12:00p Tuesday Afternoon Bridge – Blue Room 1:00p Ukulele Group-Advanced – Craft Room 1:30p EGCC Board Meeting – DH 5:30p Tuesday Night Poker – Card Room 6:00p Dup Bridge Swiss Pairs – Blue Room	8:00a Fit For You Exercise – Aud 8:00a Water Exercise – Swimming Pool 8:30a Ping Pong Players – DH 8:50a Walking Club Indoors – Aud 9:00a Estates Woodcarvers – Craft Room 9:00a Walking Club Meeting – Blue Room 10:00a Blackjack – Card Room 10:30a Metaphysical Book Readers – Blue Room 10:00a Tai Chi – Aud 11:00a Zumba Gold – Aud 12:00p Ladies Billiards – Pool Room 1:00p Golden Squares – Aud 4:00p Rules Meeting – Conf Room 5:00p Neighborhood Watch – Conf Room 6:00p Wed. & Thur. Eve Pinochle – Blue Rm 7:00p Bingo – DH

Thursday, February 27	Friday, February 28
8:00a Yoga Exercise – Conference Room 8:00a Water Exercise – Swimming Pool 8:30a Estates Quilters – Craft Room 9:30a EZ Bridge Club – Blue Room 9:30a COFFEE HOUR/Doors Open - Refreshments 10:00a COFFEE HOUR PROGRAM – Aud/DH/Kit 10:00a Bicycle Club – by Flag Pole 11:15a Estates Chorus – Aud 12:00p 4th Thur Pinochle – Blue Room 12:30p Chicago Bridge Group – Blue Room 6:00p Wed & Thurs Evening Pinochle – Blue Room  6:00p Advanced Line Dance – Aud 6:30p Water Volleyball – Swimming Pool	All Day <i>News &amp; Views</i> Publication 8:00a Water Exercise – Swimming Pool 8:30a Fit For You Exercise – Aud 8:30a Ping Pong Players – DH 9:00a Walking Club Meeting – Blue Room 9:45a Bible Study – Craft Room 10:00a Blue Room Bunco – Blue Room 1:00p Bunco – Craft Room 1:00p Friday Party Bridge – Blue Room 1:00p Dulcimer Group – Conf Room

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