

# WEG Meeting Information

by George Allen

All board and member meetings are to be open and accessible to members, but COVID-19 restrictions present a problem. The Governor has placed a restriction on the number of people that can meet in the same space, so at this time, physical attendance is not available. All meetings will be held online.

**Online WEG Board Meetings:** The WEG Board of Directors voted to approve conducting online board meetings where members can listen, and participate, on your phone, smart phone, and/or on your computer, to avoid group contact during the pandemic.

**Access Meeting Via Phone:** Call 206-337-9723 before the meeting time and enter the **meeting ID**, 503 982 1776 (the WEG office phone number).

**You will then be connected to the meeting telephone conference call waiting room.** On admittance by the moderator, you will hear the meeting audio. Your line will automatically be muted for listen only.

**Raise Hand to Request To Speak (for Open Mic).** The following commands can be entered using your phone’s dial pad while in an online meeting

- \*6 – Toggle mute/unmute.
- \*9 – Raise hand.

**Access Meeting Via Computer:** Or join the meeting waiting room with your computer using the meeting link <https://zoom.us/j/5039821776>. if you have never used Zoom, you will see an option to install the small Zoom program. Otherwise, you will see ‘Open Zoom’ button. Click yes, and Zoom will connect you to the meeting waiting room.

On admittance by the moderator, you will then hear audio and possibly see video views of members or the document being discussed. Your microphone will be muted. Most computers will allow you to listen via the computer speaker, but computer and phone can be used simultaneously, if phone audio is preferred.

**Raise Hand to Request To Speak (for Open Mic)**

1. Click on Participants (Zoom menu will be at top or bottom of screen. If hidden, move your mouse cursor to top or bottom of screen to make menu appear)
2. Click Raise Hand in your Participant Controls. (Or any other motion icon – slow, fast, clap, etc)
3. The host will be notified that you’ve raised your hand.
4. Click Lower Hand to lower it if needed.
5. If you have trouble clicking the icon, you can unmute and ask to speak during open mic.

**Windows:** You can also use the **Alt+Y** keyboard shortcut to raise or lower your hand.

**Mac:** You can also use the **Option+Y** keyboard shortcut to raise or lower your hand.

# Annual HOA Dues

by Treasurer Paula Kilgore

I have had several emails and the office has had several calls regarding payment of HOA annual dues and asking if we will be reducing them. The answer is no. Our costs have remained the same this year. We did not receive any reduction in any of our utilities, in fact most of them had an increase. Examples are city water and sewer and trash disposal.

We still must maintain the amenities including the chemicals in the pool and spa. We continued to have our 14 full time employees working to sustain the 18-hole golf course, deep clean our facilities as well as painting and encapsulating the acoustic ceilings throughout the West wing. This year the Pro Shop had carpet replaced and fixtures removed and reorganized. In anticipation for us to reopen our facilities, measures taken were plexiglass installed in the office, Pro Shop and Restaurant.

We were fortunate under the Governor’s initial order, to be able to keep the golf course open for the members. With the Pro shop closed for months and then scaled back, no restrooms were available until Phase 2. We have been following the guidelines set by the Oregon Health Authority as well as all subsequent orders by the Governor. The Health Center and pool are open by appointment.

To live here we all signed the “Homeowner’s Application” which clearly states under “MEMORANDUM OF UNDERSTANDING FOR PROPERTY OWNERS” ... *“the annual assessment is a mandatory fee regardless of whether the member participates in any of the activities or uses any of the facilities.”*

Please remember we are the most vulnerable age group targeted by this pandemic and your Board & Management are doing the best we can for you our members. The first half of our \$620.00 dues are due January 31, 2021, and this is the same amount we all paid last year.

# Driveways, Fences, Trees and Patio Roofs

by Architectural Committee

Although this isn’t the time of year when folks get this kind of work done on their home, it still happens occasionally, and we need to remember the requirements for these projects. Anytime you decide to perform one of the above at your home follow these steps.

**Step 1** is to go to the City of Woodburn Building and Planning Department and complete an application to do so. Allyssa Nichols (acting permit technician & receptionist) can be reached by calling (503) 982-5246, you can tell her you want to build a fence or replace/install a patio cover and she will get you the application you need to complete.

**Step 2** Once you submit the completed application w/drawings, your project will be reviewed, and you will either be issued a permit or explained why it is not approved.

**Step 3** When you receive a permit for the work from the City, you need to get from the WEG website, (or calling the Office M-F from 9 a.m. - 3:30 p.m.), an “Architectural Request” to attach your drawings and approved permit to and submit back to the office for HOA approval after review. This process may seem cumbersome, but it is required by the City of Woodburn of which we at, Woodburn Estates & Golf follow all City Ordinances.

Reasons this process is required is safety, ROW (right of way) and lot coverage. Examples:

- Should you want to replace an existing patio cover and add a few extra feet onto it. If the square footage is 200’ or greater, you need to apply through the Planning & Building Department to do so. *Percent lot coverage* in the City of Woodburn for Planned Unit Developments, (such as WEG falls under), is between 35-40%. The City will make the determination if the total lot coverage exceeds what is allowed for our PUD.
- If you want to add a shed in your yard, the structure must be 5’ from rear and side property lines, and when you come to the WEG office for your Architectural Request you will find the HOA requires they be no greater than: 4’W X 7’H X 3’.6” deep.
- Trees, the City of Woodburn Public Works Department (503) 982-5240, *must* be called if you are considering cutting down or planting a tree. Once you speak to a City engineer and apply for a permit, they will come out and look at the tree. Depending on if the tree is a “City” tree or private, “significant” (diameter) or a nuisance tree (sweetgum), they can issue a permit. If they choose not to issue a permit they will explain why, and if you are claiming structural or sewer line damage due to roots (you must have proof from a licensed contractor, plumber, or arborist for approval. *Steep fines can be incurred for cutting a tree w/o following this process and **topping trees is never permitted.*** The City also maintains a list of nuisance trees, which cannot be planted, and accepted trees.
- Fences, a permit must be applied for with the City Planning & Building Department w/drawings. Safety concerns with fences and shrubs are visibility issues, (blocking a neighbor’s vision pulling out of their driveway), encroaching into the City ROW (right of way), and heights allowed. As well on rear property lines abutting the golf course, they can be only 4’ tall and chain link.
- Driveways, a permit is required by the City Public Works if the driveway touches the street. Your driveway contractor will usually file this application w/the City along with his drawing to get this for you. In the event you hire a contractor that won’t pull the permit, you are ultimately responsible as the homeowner.

In summary, don’t ever guess about these things, instead just call the appropriate City department *before*, and make sure your projects are approved before proceeding.

## News & Views Publication Schedule

### December 2020 and January 2021

Copy due by 9:30 a.m.  
Thursday, Dec 31, 2020

Publication Date  
Friday, Jan 8, 2021

Thank you to everyone who contributed to  
or enjoyed reading N&V in 2020!

Stay tuned for the full 2021 publication schedule.







# Encouraging Words

*by D J Slack, WEG resident*

Hey, folks, I bid you a warm hello and special spirit-filled greetings. As we have heard for months now, "We are in this all together" or "We are all in the same boat". It seems we are indeed!

Myself and my caregiver go grocery shopping, pick up supplies, go to thrift stores, take in a caramel/pecan/Marion berry ice cream cone at Bauman's nursery, gather wonderful garden veggies and fruit at the fruit/veggie stand out past Safeway, usually, only once a month.

I mostly remain home other than doctor's appointments. We try and take in all these things, one or two days a month as to be able to take precautions and be safe from the Covid virus. Covid being a word we hear all too often/multiple times a day. So boring, so frightening and so bewildering to so many of us.

Due to the two heart attacks I had in May 2019, and my age (coming up on 81 in December) and immune disorders, doctors prefer I stay closer to home. Perhaps some of the rest of you have similar issues to deal with. We need to be very careful when out among others. Doesn't sound too hard to do does it? Well, it wouldn't be if it wasn't that we are under so much stress and being forced to live in a way we haven't had to before! But we have to in order to protect one another, as best we can!

Do you know how hard it is to eat an ice cream cone with a mask on? Well there are parking lots and acres of land out at Bauman's Nursery and places to eat your ice cream, having taken the mask off. I do find however, there are many people out there who walk right up to you without masks on, and apparently think nothing of it! At times they walk into the store without masks and have to be reminded to wear a mask or no entry! I carefully have at times walked up to those not wearing masks and suggested that I wear one to protect them and tell them that I would hope they would wear a mask in order to help protect me!

If you have been bored indoors and want to get fresh air and feel better about life, as it is, take a visit to Bauman's Farm Nursery or take in a fruit and veggie stand to find fresh garden produce, or flowers/plants. It is a very healthy feeling, to see gardens growing so plentiful and with all the festive Halloween and Thanksgiving decorations being put up. We all need that feeling of life which is still meaningful and still growing with bountiful gatherings of home grown foods that feed the emptiness in some of us, who are homebound, for the most part. Life outside of our homes is still thriving and putting out beauty for us to capture. You might wish to go out and enjoy the sunshine, the rain or even on our foggy days, we can find life, beauty and meaning.

Don't let this virus, as ugly as it is, beat us down. Get up and defy its ugliness and don't let it kill any more friends, family or neighbors. Let us all do our part to remain free of this virus and other flus and epidemics that may come our way.

Let us remember to step outside, take a short or long walk, get out of our stuffy houses and live just a little bit each and every day, free of the Covid virus.

Winter doesn't have to be dark/cloudy and depressing. We have to be innovative, creative and open to learning to live just a little bit outside of the box, as they say. Different than we have in the past. Try it.

Ask your neighbor to go walking with you, (distancing yourself, wearing a mask). Take your dog for a walk, use a cane or have a neighbor or caregiver push you in your wheelchair. Or if you choose, just sit out in the sun on your front porch, or on a dreary day, in your lawn chair or on your patio for fresh air and to see the cars pass by, to wave at a neighbor walking by. See the flowers in your yard, or the neighbor's yard, smell a rose or pick a flower for a vase on your dining room table.

Hug your loved ones more often. Wave at your neighbor. Chase a cat or dog out of your yard just for kicks. For something to do, take in all we can/do all we can to remain healthy/happy and carefree. I know it's hard for some of us, but let's try to stay above this "new normal" and perhaps in a while we can again live a less stressful life with a little less to fret about.

We need to take our lemons and make lemonade. Not let them spoil in the bowl and become moldy and old, or wrinkle up and die on the tree!

I hope the following suggestions are helpful to some of you. They have helped me and some of my family, acquaintances, and friends get by with a little less worry and stress; also helpful for those of us who may show some symptoms of depression or have feelings of doom.

- Play computer solitaire. Helps with memory, brain fog, recollection, opens mind ready for our daily activities and chores.
- Work crossword puzzles, jig saw puzzles.
- Work on crafting, painting, doodling, drawings, knitting, crocheting, family genealogy, take photographs, go through old albums, play old records, enjoy old movies.
- Play cribbage, pinochle, canasta, checkers, chess, Yahtzee, Scrabble, and Boggle.
- Go on your cell phones, play table games, clean your cupboards, closets, garage, clean your jewelry, wash windows, prune your bushes, dead head your flowers, bring in a bouquet of flowers, take a bouquet of flowers to your neighbor, give your partner, spouse or mate a little gift, a hug or a nice little squeeze. Just do it, it will make them feel better and to your surprise, it will make you feel better.
- Play soft music, dance to rock/roll or to a quiet waltz with your mate, a neighbor or just all alone.
- Read some books, poetry or write your own, even if it doesn't rhyme! Write a kids book, for your grandkids, maybe.
- Take warm baths/showers, bathe your body in lavender or other favorite fragrances. Get a pedicure and wonderful foot massage at your favorite salon. Use fragrant body lotions/creams and notice the wonderful aromas. It is spiritually very uplifting and the mind experience is so worth it.
- Take short or long walks by yourself, with someone, with your dog (even your cat on a leash!)
- Greet your neighbors as they walk by.
- Sit out on your front porch to wave and talk with your neighbors.
- Call old neighbors and friends.
- Meditate/say prayers.
- Read more/watch worthwhile TV shows or your favorite sports or game shows, the history channel, national geographic, your favorite cooking show or eve those spooky Halloween shows, or shows about aliens.

- Order magazines/free catalogs so you always have mail coming in, having something to look forward to.
- Make a May Day basket and put it on your neighbors door step, knock on door/run and hide and see their look of surprise when they find the flowers and no one there!

Well, these are just some of the things I thought of to Share with you all! Hope I have been helpful. If things get you down too bad, feeling depressed or feelings of sadness and doom, you can call the crisis/suicide hot lines at 503-230-1994 or 503-551-5535. Please use these numbers, they are very helpful and the volunteers will understand any issues/problems you may wish to address. They will listen to you and help you get through anything that may be worrying you or causing you stress or feelings of helplessness/hopelessness, sorrow or sadness. Don't neglect your mental health. Remember: we are all in this together. We understand one another's feelings/fears and frustrations! Heck, it's been some time since I have had to call these numbers but I have called them and always felt so much better after talking to someone. You are not alone!


Take care folks, stay well, and wear masks - whether you are a democrat or a republican - and use social distancing as a precaution. Prayers go out to every one of you.



**Bugle Blast**

**Bugle Blasts is easy to get.**

1. Visit [WoodburnEstatesGolf.com](http://WoodburnEstatesGolf.com)
2. Scroll to the bottom of the home page
3. Click on **Bugle Blast emails** (under **Bugle Blast Email Signup**)



## Books & Puzzles?

### Come to the Breezeway

*Second Monday of each month. Next event will be*

## Mon, Jan 11, 10am – 12pm

*Please observe all social distancing rules, and wear gloves and masks!*

Returns from our library are allowed.

## Country Cottage RESTAURANT

### DAILY DINNER SPECIALS START AT



**Monday**

Burger Basket & Soda \$9.50



**Tuesday** – All you can eat Tacos with Rice & Beans \$10.99

**Wednesday** – Beef Stroganoff \$13.00

**Thursday** – Lasagna \$13.00 or Liver & Onions \$12.00

**Friday** – All you can eat Fish & Chips \*no sharing \* \$16.50



**Baby Back Ribs**

½ rack \$15.00

Full rack \$22.00

Call ahead 503-982-3883

**Saturday** – Herb Crusted Prime Rib 8 oz. \$16.99 / 10 oz. \$18.99

**Business Hours:** Monday–Saturday 8am–8pm, Sunday 8am-2pm.



# MINUTES OF THE WOODBURN ESTATES & GOLF BOARD OF DIRECTORS GENERAL MEETING

November 24, 2020 • 12:30 p.m.  
(Approved December 8, 2020)

Larry Jones <i>President</i> <i>Director Golf &amp; Greens</i>	Becky Butts <i>Director Architectural</i>
Sharyn Cornett <i>Vice President</i> <i>Director Activities</i>	Carol Bolton <i>Director Rules &amp; CC&amp;Rs</i>
Linda Hepburn <i>Secretary</i> <i>Director Membership &amp; Real Estate</i>	Randy Soelberg <i>Director House</i>
Paula Kilgore <i>Treasurer</i> <i>Director Financial</i>	George Allen <i>Director Website</i>
	Allan Lindberg <i>Director Communications/ Publications/Marketing</i>

This is a scheduled meeting of the Board of Directors. This meeting is open to the members to observe. If you are not a member, please excuse yourself at this time.

**Call to order;** 1:30 pm with the Pledge of Allegiance.

President’s message: It’s hard to believe that a year has passed since I asked the Board of Directors to vote for me as President. With your approval I became your President.

Then came the reason that most Presidents seem to age quickly. Director of the Publications/Communications committee, Cyndi Longest, resigned her position. I was pleased that Linda Hepburn was available and I was able to get Board approval for her to fill the remaining 2 year term. That was followed by the resignation of Kristi St.Amant shortly after that. I want to thank Allan Lindberg for stepping up to finish Kristi’s last year on the Board.

With all the pieces in place let’s get the show on the road. Well think again. We just finished the March Board of Directors meeting when someone released the Kraken better known as the Coronavirus or COVID-19. It seemed the world stopped as it spread far & wide. And so did we. Following the Oregon Health Authority and Oregon Governor Kate Brown’s guidelines WEG went into lockdown. We have done our best to provide the services everyone expects and our members not being able to get things they want. Dawn Cole, Manager, has spent countless hours working with the city and state officials to keep us all safe and yet keeping open what we legally can. This is a constant struggle for the BOD and our manager, and most likely to continue until our health community and scientist’s find the answer.

Here we are at the November meeting and this will be the first online BOD meeting using Zoom. I want the thank everyone who is watching and I am sorry we can’t be together in the dining hall or auditorium.

**Establish a quorum:** Board Members Present: President, Larry Jones; Vice-President, Sharyn Cornett; Secretary, Linda Hepburn; Treasurer, Paula Kilgore; Directors Allan Lindberg, Carol Bolton, Randy Soelberg, George Allen (meeting held by Zoom due to pandemic lockdown statewide.)

Director Hepburn: I move to approve the agenda. Motion approved.

Approval of Minutes: Director Hepburn: I move to approve the minutes of the October 26, 2020 regular meeting. **Motion approved.**

**Treasurer’s Report: Paula Kilgore:** These balances were reconciled with bank statements and balance sheets as of October 31, 2020. Operating Account Balances \$431,705; Reserve Account Balances \$662,626; RV Lot Fund \$37,568; Cart Path fund \$32,370; Accounts Receivable \$32,400. I move to approve the Treasurer’s report. **Motion approved.**

**I move to raise the golf membership fee** \$25.00 per golfer for all unlimited golf memberships including associates and the 2nd golfer on the 2021 proposed budget. **Motion approved.**

**I move to raise the Working Capital Fee** from \$3K to \$5K on the 2021 Proposed budget. **Motion withdrawn.**

**I move to approve the 2021 Proposed Budget,** Cart Path Repair Fund & RV Lot Fund and Special Activities fund. **Motion approved.**

**Adjourn for Speaker Form Comments.** Speaker forms must be filled out completely and turned into the Secretary Before the Meeting begins. Secretary will call homeowners forward to speak, but Only to the Motions on the agenda for that meeting. There will be No Discussion by Directors.

4 speakers regarding insurance coverage, golf fee increases, and voting of officers.

**Reconvene Meeting.**

**Motions:**

**Activities: Sharyn Cornett:** I move to put \$5,840.40 of activities money in the new Activities Special project fund. **Motion tabled until January.**

**Golf: Larry Jones:** I move to rescind 2020-1027 SOP#2.1.8 Advertising as approved on the Oct 27, 2020 Board Meeting. **Motion approved.**

**Rules and Regulations: Carol Bolton:**

**I move to APPROVE 2020-1027 Bylaw #4.4-11-C, as follows:** ADD after approval: A motion may be made to dispense with the reading of the minutes with the approval of the members. After the reading or motion to dispense with the reading, a request for correction and member approval shall be made. Per attorney recommendation. This motion was posted at the 10-27-20 Board Meeting. **Motion approved.**

**I move to APPROVE 2020-1027 Bylaw #5.2, as follows DELETE** section B of 5.2-1 and **REVISE** Part C, as follows, as approved by the attorney.

~~5.2-1-B Any employees or contractors~~ currently serving on the board shall not be required to withdraw but may serve their term without opportunity to be reelected or appointed while also serving as an Employee or Independent Contractor.

~~5.2-1-C A member, who is an employee or Independent Contractor of the Association,~~ may not run for the board of directors within the first year after leaving employment or contract work at Woodburn Estates & Golf.

**Motion approved**

**I move to APPROVE 2020-1027 Bylaw #5.9-6-B through D as follows, as approved by the attorney,**

~~5.9-6-B DELETE: Fund and is used solely for expenses for common area major repairs, budgeted capital expenditures, or emergencies.~~ **AND REPLACE WITH:** Account(s) and used solely to fund major maintenance, repair, or replace all items of common property that normally require said maintenance, repair, or replacement in more than one (1) and less than thirty (30) years, as allowed under ORS 94.595.

5.9-6-D – **DELETE** and new construction.

5.9-6-D 1 – **DELETE** new construction

5.9-6-D 2 – **DELETE REPEATED SECTION:** Major repairs, desired or new construction and multi-year project funds to protect against unexpected loss.

5.9-6-D 2 – **DELETE:** desired or new construction (there are 2 corrections)

**AMEND to ADD to 5.9-6-F – more than one (1)**

This motion was posted at the 10-27-20 Board Meeting. **Motion approved.**

**I move to APPROVE 2020-1027 Bylaw #9.1 and 2 Penalties as follows, as approved by the attorney:**

9.1 **ADD after club:** – The current fine schedules are found at the end of the Standard Operating Procedures (SOP) and in the Enforcement Resolution.

9.2: **ADD:** The Board may include additional penalties such as but not limited to:

9.2-1 Late Fees on, dues, assessments, etc.

9.2-2 Violation not corrected by date set by Board and notice provided to the Member.

9.2-3 Continuing, Isolated, or Multiple Violations. The Board of Directors may suspend all or a portion of member’s multiple violation fines, upon condition that some violations have been remedied the remaining violation fines are remitted or remaining rule violations are remedied within period set by the Board.

9.2-4 Only Owner Members of the Senior Estates Golf and Country Club are subject to these penalties and those of their guests and occupants. However other persons may be banned from the facilities by the Board.

This motion was posted at the 10-27-20 Board Meeting. **Motion approved.**

**I move to APPROVE 2020-1027 Bylaws HOUSEKEEPING** the following General Housekeeping completed for the 2020 Bylaws per attorney and as noted in the 2020 Bylaws:

Renumbered Document with Number, alpha and number system.

Italicized the following: *In good standing – not in good standing and ex-officio.*

Correction of misspelled words, fonts, added and subtracted commas and other punctuation, as needed and as noted in the document.


Fixed some sentence structure, as noted in the document as noted as SS, which will be deleted in the final document before recording.

Corrected various listings of Senior Estates Golf and Country Club and Woodburn Estates & Golf to the correct name.


Front cover – added stamp box etc.

Front Cover - Right Aligned all for the Adoption Dates and added the Reel and Page Number for 2018 and 2019.


Back cover – Updated to current names and signatures needed for the Bylaws for recording.




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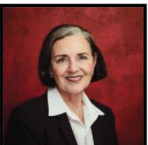
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Member RMLS and WVMLS Listing Services



Updated Table of Contents from manual to automatic.  
Updated some section headings for Table of Contents.  
Corrected various versions of the platted name to correct name – Woodburn Senior Estates.  
Moved Recording of Minutes (now labeled as 5.5-1D and E, to A subsection now labeled as 5.5-2 and renumbered rest of section.  
AMEND: per Attorney – 5.8 – Powers – DELETE: without, USE with.  
This motion was posted at the 10-27-20 Board Meeting. **Motion approved.**  
**I move to APPROVE 2020-1027 Bylaws # Updates to the bylaws,** as approved by the attorney.  
4.3-1-A **DELETE: they are** before registered.  
4.4-7-A ADD: **at end of sentence:** that is not inconsistent with Oregon Law, the Restated Articles of Incorporation, the Bylaws, the Rules and Regulations, or the Declaration of Restrictions.  
4.4-11 **REPLACE: is not inconsistent** with **is not in conflict** with.  
4.4-11-D ADD: **with proposed budget** and **DELETE correction, approval, or rejection.**  
4.4-12 **REPLACE: consistent** with **not in conflict**  
5.3 **DELETE: Special Election immediately following the**  
5.3-1-D ADD: **The addresses shall not be published in the News & Views.**  
5.4-4 ADD: Only one (1) Property Owner per household can be a member of the Board of Directors at one time. This does not preclude a second member from running for the board for the following year, in the last year of a first member’s term who is leaving office.  
5.5-C – ADD: **as allowed under ORS 94.640 (10)**  
5.5-1-F – NOW numbered as 5.5-1-D ADD: at end of first sentence - **in compliance with ORS 94.640(10).**  
5.8-2 ADD: various methods including, but not limited to  
5.9-5 ADD: consistent with ORS 94.645  
5.9-6-E **SPELL OUT** the Dollar amounts.  
5.5-8 **REPLACE** WOODBURN ESTATES & GOLF with **the Association.**  
9.1 ADD: **The current fine schedules are found at the end of the Standard Operating Procedures (SOP) and in the Enforcement Resolution.**  
**DEFINITION: ADD** - “Board of Directors” - References to “Board of Directors” or “BOD” or “Board” all refer to the Board of Directors  
**DEFINITION: ADD** - “Property” “Property” means any and all lots of record contained within Senior Estates and Golf Country Club, including every lot of record within the subdivisions Woodburn Senior Estates 1 through 8, or any addition to the subdivision Woodburn Senior Estates, and any and all lots of record added to or included in Senior Estates and Golf Country Club by any declaration adding said lots to Senior Estates and Golf Country Club. Property does not reference any common areas now or hereinafter owned by Senior Estates and Golf Country Club.”  
This motion was posted at the 10-27-20 Board Meeting. **Motion approved.**  
**I move to APPROVE 2020-1027 Rules & Reg #Housekeeping.** Housekeeping includes 2020 approved motions and auto TOC, ready for board approval as well as spell check and punctuation. **Motion approved.**  
**I move to APPROVE 2020-1027 SOP #Housekeeping:** Housekeeping includes 2020 approved motions and auto TOC, ready for board approval as well as spell check and punctuation.  
**Motion tabled.**  
**I move to APPROVE 2020-1027 R&R #9.2-5 RV refund.** a. applies to first year as a member or associate member as they would be prorated. Example... I put my RV in the lot in April and paid for April - Dec only. The next year I paid for the full year. Motion would remove c, d, g, & h and add 9.2-6 RV lot deposit is non-refundable. **Motion approved**  
**I move to APPROVE 2020-11/24 Bylaws #Marion County Recording** after all comments and notes removed after board approval today and provided to office for signatures and regular distribution and posting. **Motion approved.**  
**I move to APPROVE 2020-11/24 Rules for regular distribution** and posting after all comments and notes removed after board approval today and provided to office for signatures and regular distribution and posting. **Motion approved as amended.**  
Unfinished business  
New Business  
**Treasurer: Paula Kilgore:** I move to exclude the Office of Board President from chairing any committee. **Motion tabled until January.**  
Recess to open mike:  
Reconvene meeting  
Adjourn meeting  
**Next General Board Meeting, December 8th, 2020 12:30 Auditorium**  
**Committee Reports**  
**Activities: Sharyn Cornett:** Activities Board Report November 24 2020. This year has been a challenge to say the least. Activities had its first Zoom meeting hosted by Walt. He did an excellent job, and we are all on a learning curve with this technology. We plan to do this every Thursday. We do have ideas we are working on for January a lot depends on the covid rules.  
I met with Paula and plans are forming for a Parade of Lights with golf carts for December 17-18. We will use the routes from our summer Sunshine Caravan that passed by almost every house here. Call Paula, myself, or the office to sign up by December 7. All safety rules apply meaning masks, distancing, food in cart only and no gathering outside cart. Watch the N/V for flier and article.  
**Golf: Larry Jones:** The Greens Meeting was called to order at 9:00am in the Conference Room with Len Westphal, Russ Krussow, Tim O’Larey, Mark Jorgenson, Karen Ewing, and Ken Bourne in attendance. Our Men’s & Women’s Clubs had nothing new to report.  
Mark Jorgenson reported that the Pro Shop has sold two of the five golf carts that we have for sale at this time and is working on a program to help in the sale of the remaining golf carts. The Pro Shop is working with the sales representative for Skechers golf shoes, Sun Mountain Golf Bags and Rain Gear, Golf Buddy range finders are planning to have his Van and goodies to sell for special pricing of various items and Monday November 23 at 10:30 to 3:00pm. Please come and see what the Pro Shop has to offer. The new awnings that we ordered are going up at this time. On Sunday Nov. 9, new awnings were installed at the Pro Shop & Country Cottage Restaurant.

Russ Krussow was working with the OGA and some of the new requirements that they are trying to implement this year. They want to effective January 1, 2021 require that there must be separate email addresses for every golfer that wants to post their scores using their phone apps.  
Golf Course Superintendent Tim O’Larey Is working with R&R Tree Services on the balance of the tree removal on the front nine and is quite sure that all work will be completed by the time the Board of Directors meet this month. We also discussed replacing our out of bounds stakes that need to be replaced. We are looking at the cost of steel stakes or using wood stakes again. The greens committee discussed the out of bounds areas on the right side of the 9th hole and the in course out of bounds area’s on the right side of the 4-hole. Should those areas be marked with white paint or should we put in out of bounds stakes or use signs to designate the out of bounds areas? Again the age-old problem of repairing ball marks on the greens. If you are golfing on the course, please repair any ball marks that you see. Because of Covid-19 we are using styrofoam spacers in the cups that is creating wear and tear on the greens when windy conditions blow the flagsticks around. The meeting was adjourned at 9:30am.  
**Publications/Communications: Allan Lindberg:** Bugle Blast's audience continues to grow with new subscribers registering regularly. Bugle Blast subscribers are separated into three main audiences: members, associates, and general interest.  
As of today, there are 563 subscribers of which 504 are members, 16 associate members, and the remaining general interest. Bugle Blasts averages 60% of blasts opened. By industry standards that is excellent.  
My term on the Board of Directors ends December 31, 2020. Serving our community as Director of Publications and Communications has been a pleasure that only those who volunteered over extended periods of years can understand. While this year offered many challenges, the Publications and Communications team overcame those challenges with dedication and commitment.  
**New Members: Linda Hepburn:** Homes sold in October 2020 =9; As of end of October 2020 YTD sales = 95; Homes sold in October 2019 = 11. As of end of October YTD 2019 = 120  
**Organizational meeting for election of officers:** This meeting was held after the finish of the General Board Meeting. Since this was a Zoom meeting, we could not do a written ballot. Director Allen was able to allow us to vote by secret poll and here are the results for Officers for the year 2021.  
President: Sharyn Cornett  
Vice President: Carol Bolton  
Secretary: Paula Kilgore  
Treasurer: Linda Hepburn  
**Meeting adjourned.**

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# Word Search Puzzle Answers

by Cheryl Clark & Judi Zachariasen  
Hope everyone enjoyed our little treat and sort of our Christmas card for everyone. Happy holidays!

### Happy Holidays, WEG!

COFFEE HOUR	BRIDGE	GOLF TOURNAMENTS
BINGO	MEMORIAL ROSES	CRAFT FAIR
NEWS AND VIEWS	GOOD TIMES	GAME SHOWS
PING PONG	DANCES	POKER ROOM
COUNTRY COTTAGE	WOODBURN	JIGSAW PUZZLES
ACTIVITIES	LIBRARY	SUMMER CONCERTS
LADY PUTTERS	SWIMMING POOL	GOLF CART PARADE
GOOD NEIGHBORS	BILLIARDS	ST MONICAS CIR
LINE DANCING	FOOD DRIVES	
QUILTING CLUB	PEACEFUL	
UKE-DE-DOS	POTLUCKS	

## ANNUAL MEMBERS MEETING MINUTES

### Woodburn Estates and Golf Annual Member’s Meeting Minutes November 10, 2020

Director Hepburn:  
After the counting of the proxies, adding the numbers of members present today including those in attendance by zoom, we do not have the 20%, (298) of eligible members needed to establish a quorum today. Per ORS 94.655, along with the interpretation from our lawyer, and our by-laws 4.4-7(a), we must reschedule this meeting. Notification to all members will be sent out today and will allow us to reduce the required number for quorum to 10%, (149) as stated in ORS 94.655 (3&4).  
The new meeting has been scheduled for November 19th, 10:30 am  
This meeting is adjourned.

### Woodburn Estates and Golf Annual Member’s Meeting Agenda November 19, 2020, 10:30 am Meeting attended by Zoom Minutes unapproved at this time

Call to Order  
Pledge of Allegiance  
Establish a quorum  
Secretary: Linda Hepburn – Mr. President, we have a quorum of members by total of members in attendance and proxies.  
Additions or corrections to the agenda  
Secretary: Linda Hepburn – I move to approve the agenda  
Motion approved  
Approval of the minutes of Annual Meeting held 11/12/2019. **Minutes approved**  
Treasurer’s report and presentation of the budget  
Open mic  
*Members may speak one at a time with a time limit of 3 minutes. Each member may speak only once to allow for everyone who wishes to have a chance to do so. Please remember that no personal attacks or aggressive behavior will be allowed.*  
**Recap of Member Comments: This is just a quick listing of the topics presented by members at open mike.**

- Neighbor complaint
- Thanks to Dawn during a difficult year
- Covid difficulties and using Zoom
- Restaurant rate and dues
- Thanks to Dawn
- Restaurant concerns
- Restaurant – give Renee a break
- Financial audit vs. review
- Thanks to tech people regarding Zoom
- Thanks for hard work and no increase to dues
- Comments regarding how Rules works
- Comments about how Rules committee of 5 handles complaints
- Thanks to Dawn and Paula

Announcement: Introduction of Board members: Sharyn Cornett, Sherman Lackey, Gene Nemish.  
Adjourn Meeting 11:45 am  
Next General Board Meeting, December 8, 2020 1:30 pm (by Zoom).

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## Just A Common Soldier

by A. Lawrence Vaincourt  
submitted by Gloria Osborn

He was getting old and paunchy, and his hair was falling fast.  
And he sat around the Legion telling stories of his past.  
Of a war that he had fought in and the deeds that he had done.  
In his exploits with his buddies – they were heroes, every one.  
And though sometimes to his neighbors, his tales became a joke,  
All his Legion buddies listened, for they knew whereof he spoke.

But we’ll hear his tales no longer, for old Bill has passed away.  
And the world’s a little poorer, for a soldier died today.  
He was just a common soldier, and his ranks are growing thin,  
But his presence should remind us, we may need his like again.  
For when countries are in conflict, then we find the soldier’s part  
Is to clean up all the troubles that others often start.

If we cannot give him honor, while he’s here to hear the praise,  
Then at least let’s give him homage, at the ending of his days.  
Perhaps a simple notice in the paper that would say,  
“Our country is in mourning, ‘cause a Soldier passed away.”



# History of 1972

*by Stan Hiller*  
Chapter 13: year 1972 President Herb Fleisher, SEGCC  
Chapter 13: year 1972 President George F. Brice, Jr., Senior Estates, Inc.  
Board of Directors elected April 1972 were Al Dryer, William Marpert, and Arthur Ramsey.  
Nine officers, 4 were elected on April 18, 1972 to serve as follows:  
President Herb Fleisher  
Vice President Gordon Deagon, now Al Dryer  
Secretary Arthur Ramsey  
Treasurer Wilbur Gage, now L. Steinhoff 9-11-72  
Golf Clarence Smith  
House & RV Herb Fleisher, now Al Dryer  
Membership Thelma Severance  
Planning Cleon Brewer – elected 1-year term  
Recreation Ann Pape  
Rules & Regulations William Marpert  
Board Attorney Clarence “Doc Pruess 2-18-69  
Senior Estates Inc. President – George F. Brice, Jr.  
No Administrator - meetings held in the dining room.  
Golf instructor Ralph Coleman 9-23-1967  
Golf Course Super Jack Smith 6-23-1971  
N&V Editor Pete Laurs – printed by Woodburn Independent see May 23, 1972

Travel Office Jacque Opitz 1-1-1962  
The Board raised the dues for 1972, on October 26, 1971.  
Home Owner Membership (50+)  
Recreation single \$ 28 to \$36  
Recreation doubles \$ 42 to \$54  
Golf & Recreation single \$110 to \$116  
Golf & Recreation doubles \$145 to \$152  
Associate Membership (50+)  
Recreation single \$34 to \$42  
Recreation doubles \$52 to \$66  
Golf & Recreation single \$110 to \$136  
Golf & Recreation doubles \$140 to \$180  
Golf & Recreation Firms \$140 to \$150  
Golf & Recreation Children \$16.50  
Golf car annual fee \$5.00 starting 1-1-1971  
RV lot storage small \$24  
RV lot storage medium \$24  
RV lot storage large \$24

**January 11, 1972 Board minutes** Golf chair, Clarence Smith presented the contract for the course Superintendent for the year 1972 along with the Golf Pro contract – motion passed.

**February 8, 1972 Board minutes** The Board had a discussion about *golf bag tags*, but no action was taken on the matter until more examination.

**February 22, 1972 Board minutes** President Dewey West reported those candidates running for the three Board positions are Walter Martin, Earl Maskell, Leroy Ernstrom, R.A. Kersey, Cleon Brewer, Allen Dryer, William Marpert, Arthur Ramsey and Earl Stack - good luck.

Treasurer Wilbur Gage moved to rescind the pay increases and to approve wage increases from \$1.75 to \$2.25 per hour and to hire another lady for two days a week; and have Jacque Opitz be put on five-day work week at \$460 a month, with vacation or sick pay – motion passed.

**March 14, 1972 Board minutes** House chair, Herb Fleisher moved that a refrigerator be purchased for the coffee Shop in the amount of \$346 – motion passed.

Golf chair, Clarence Smith moved to spend \$70 for 10 ball washers for the golf course – motion passed.

**March 28, 1972 Board minutes** President Dewey West read a report about people that are living alone in their homes should make arrangements with neighbors to check the drapes every day, if they are still closed in the mid-morning to be concerned and do a house call.

**April 18, 1972 Annual Board minutes** President Dewey West said he had mixed emotions about retiring from the Board. Since January 1964, I have been involved in some manner in the operation and management of our Association and it has been a most satisfying experience. I personally want to thank each end every Board member for their many hours of labor and shouldering their responsibilities, willingly and unselfishly, thus causing the SEGCC to be a wonderful and happy place to live. Then each Director gave their annual speech of accomplishments and thanked all their committee volunteers. The meeting of ended so that the voting and counting could begin with the results of the candidates and they are Al Dryer, William Marpert, and Arthur Ramsey. There were 525 votes cast for the candidates.

**May 23, 1972 Board minutes** President Herb Fleisher said a new Membership Certificates would be printed to replace the current obsolete certificates because of the wording.

House chair, Al Dryer said the outdoor swimming pool is being put in readiness and that the new pool superintendent, Chris Schulz a resident, has been hired at \$125 per month.

Secretary Arthur Ramsey read a letter from Ed Piel, publisher of the Woodburn Independent, offering to furnish to SEGCC the *News & Views* publication at no cost. In return, advertising would be placed in this publication as solicited by the publisher. Arthur Ramsey moved that this offer be accepted on a one-year trail basis – motion passed.

**June 27, 1972 Board minutes** Recreation chair, Ann Pape asked permission to purchase six pool cues for the pool room – motion passed.

**August 23, 1972 Board minutes** Secretary Arthur Ramsey read the following statement of policy for the *News & Views*. Since it is the official publication of the SEGCC, the Board sets forth the following statement of policy “*The newspaper shall be used to inform the SEGCC members of Board minutes, meetings, financial*



Picture of members enjoying a game of Shuffleboard outdoors

*matters, and happenings within. It shall not be used to express the views or thoughts of any one in any matter of a controversial manner or to choose sides on any political matter and letters to the editor will not be permitted unless signed by the writer and then only if its contents are not controversial”.* The publishing of free ads “for sale” or “wanted” by members is encouraged. Secretary Arthur Ramsey moved to adopt this statement of policy – motion passed unanimously.

**September 26, 1972 Board minutes** President Herb Fleisher made a short talk on the loss of our esteemed treasurer Wilbur Gage. Then he introduced Larry Steinhoff as our new treasurer.

Secretary Arthur Ramsey reported that the offer of the Woodburn Independent made, through the then publisher, Ed Piel, to publish the *News & Views* at no cost, would have to be rescinded and SEGCC will resume our contract of \$300 per month.

Mr. Ramsey brought up the subject of establishment of some kind of a building fund for the new auditorium. This discussion was prompted by the receipt of money, by the untimely death of Wilbur Gage. These funds are specified to be used for a building fund. Since that time other funds have come in as Memorials for others who are deceased. A resolution to establish a Memorial Building Fund: Be it resolved that this fund be established for the purpose of accumulating funds for the enlargement of the Leo Rush Memorial Hall. No action was taken at this time.

**October 24, 1972 Board minutes** Rules chair, Bill Marpert moved that as of November 14, there be an open meeting of the Board the second and fourth Tuesday of each month at 1:30 in the Leo Rush Memorial Dining Hall (back to the two meetings per month) – motion passed.

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MEMBER SIGNATURE

A notice be published in the next issue that as of Dec. 1, 1972, all members be prepared to exhibit membership cards, when signing for golf or attending any meeting in our facilities. (Note: this is similar to our current logo used today.)

**December 12, 1972 Board minutes** Secretary Arthur Ramsey reported that there will be four candidates elected at the January 31 annual meeting. The ballot will be vote to “I do favor the plan to enlarge Leo Rush Memorial Hall and authorize the Board to proceed with the Bank Loan to finance the plan”.

A resolution to be voted on the Dec. 26 meeting “Admission Charge for Membership: starting April 1, 1973, there shall be a \$100 admission charge for membership in the SEGCC”. This charge will apply to all categories of membership. This membership shall be non-transferable, and non-redeemable. In case of death or divorce, the membership shall revert to the continuing resident member. Residents of SEGCC prior to April 1, 1973, who are not now dues paying members, may apply for any category of membership prior to April 1, 1973, and will be exempt from the membership charge.

**December 26, 1972 Board minutes** the Board, short three members, did their best to answer questions about the proposed building program and the borrowing of funds from the bank. The US National Bank rate is 7.5 percent per year. The resolution of Admission Charge was postponed for the next meeting.

*If you have any documents or pictures, please send to News & Views.*

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# Thank You

Thank you to our readers, N&V Publisher, proofers (especially Connie Doyon), Distribution Managers (Jim & Linda Hoover), all the terrific delivery folks, and all the article contributors for 2020 (wish we could name all of you in this small space). Merry Christmas to everyone!

S&K Hiller



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