

Still Life Photo Submissions

from the Editorial Staff

This is a reminder to grab your cameras and make some art! Last issue of *News & Views*, we proposed a photo submission opportunity to help fight the doldrums of a pandemic winter:

"Grab your camera. Set up still shots around your house. A fabric background on a table or shelf, a few small statues or trinkets (especially ones from trips you've taken) and a lamp for lighting, and you might discover that you have a real eye for photography."

Email your photos to nv@WoodburnEstatesGolf.com. The deadline for submitting your photos is February 18, 2021, to be featured on a Still Life spread in the February 26 issue.

Don't be shy! No one is judging these photos. It's just a fun thing for us to do together as a community. We're excited to see what life is like in your home through your lens!



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News & Views


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News & Views is published the 2nd and 4th Fridays of each month. Mailed subscriptions are \$2 per issue to cover postage and handling. The Association reserves the right to publish or not publish any articles or any advertisement at our discretion.

Editor and Advertising Sales: Kathy Hiller **Co-Editor:** Shirley Bishop
Golf Photographer: Don Slezak (503-708-4872)
Coffee Hour Photographer: Don Robarge (503-981-3313)
Distribution: Jim & Linda Hoover (503-380-8422)

Volunteers are always needed to help with preparation of copy, proofing, and delivery. Each of the 70+ carriers should have an alternate. Please email, if possible, all photos, articles, free ads, or reports. If email is not an option, please submit your information to the N&V office. Use the mail slot in our door. All submissions must include name and member number. Thank you.

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Active 55+ Community

CLASSIFIEDS

Next Publication of NEWS & VIEWS
February 26, 2021
Deadline for Articles, Thursday, Feb 18, 9:30 a.m.
We LOVE to have your free ads and articles.
The BEST way to get your information in *News & Views* is to send us this information by e-mail to nv@WoodburnEstatesGolf.com.
When submitting free ads be sure to include your MEMBERSHIP NUMBER.

Come Back: To the gentleman that purchased a 3-piece fly fishing pole, with a hard case, from me at my garage sale over Labor Day 2020, on Princeton Road - You have the hard case, but I have the fishing pole - please come to my house and show me the hard case and I will give you the pole - not sure how that happened.

FOR SALE: Large, remote controlled lifting recliner in black-brown leather. Only used 1-year \$350 OBO. Also, 3-walkers, one with seat, transport chair, all in great shape! Make offer. Call 503-902-0907.

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FOR SALE: Sectional couches bonded leather 115"x66", HDTV Wessington 38"x22", coffee table (convertible), blue floral carpet 7' x 5', other home things in excellent condition or new. Call 1-530-209-5791.

FREE: Photo paper still wrapped in original wrappings. Sizes are 4X6, 13X19. Call Kenny at 503-981-3798.

FREE: Used 46" Sharp Aquos TV. Has 2-thread lines running vertically down the right side of the screen about 3" from right edge. Call 503-902-0245 leave a message.

TAX AIDE: Opening February 16 from 10 a.m. to 2 p.m. on Tues., Wed. and Thurs. at Woodburn Christian Church, 126 Workman Drive, Woodburn. Call 503-980-8704 for drop off.

News & Views Office Closed

Please email to nv@woodburnestatesgolf.com to submit articles or classifieds. Alternatively, you may leave your article with the main office.

If you are calling the N&V phone at 503-981-3313, please let it ring and allow it to transfer to us. If you leave a message on the office phone, we will not be able to retrieve it for 2 or 3 weeks as the office is closed. Emailing us is the most efficient, guaranteed way to contact us at this time.

Tax Aide Coming Soon

Opening February 16 from 10 a.m. to 2 p.m. on Tuesdays, Wednesdays, and Thursdays, at Woodburn Christian Church, 126 Workman Drive, in Woodburn. Call 503-980-8704 for drop off.

Phone Book Corrections

by Stan Hiller

Putting together the WEG phone directory for over a decade as I have, is a lengthy process that takes hours and has a lot of moving parts. With the assistance from the office, we are now automating this process for members getting their names, addresses, and phone numbers into the directory. Even with this automation process, some of you were missed in the 2021 phone directory.

We are sorry if your name was missed, and if this has happened to you continue to contact us either by email at AdminAsst@WoodburnEstatesGolf.com or 503-982-1776, stating you want to be in the phone directory by listing your name, address, and the phone numbers for each person in the household.

This has served as a learning process that we will continue to improve upon for the next phone directory. Also, if you want an extra phone directory, the cost is \$5.

Directory Corrections:
Bishop, Shirley....503-730-9159, page 18
Roof Rite phone is 503-984-0924, please correct this number on page 89

COVID Vaccine FAQ

by Jenni Bost, Director of Marketing, Emerald Gardens

The Covid-19 virus that has shut down countries and brought the world to a standstill has been on all our minds—we are sure yours as well— nearly constantly for most of 2020 and into this new year. Finally, we breathe a sigh of relief and see a clear pathway to health, safety, and a return to hugs, shared meals, and more.

Long Term Care communities and healthcare staff were given top priority to receive the Covid-19 vaccine by the Centers for Disease Control and Prevention. Each individual state working with pharmacy partners are working at this moment on distribution plans. Many clinics have already begun and will continue to happen throughout this year.

Many of you have questions regarding the vaccine and its distribution. Read on to learn the answers to some of those questions.

How will we know the vaccine is safe?

Safety is top of mind when it comes to preventing Covid-19. The FDA advises a minimum of 3,000 participants in a trial of a vaccine to assess its safety. For the Covid-19 phase 3 trials, there have been 30,000 to 50,000 participants rather than just 3,000. This gives scientists a lot of data to rely on when assessing the safety of Covid-19 vaccine candidates.

In addition, the FDA requires 8 weeks of safety monitoring. Two independent advisory committees monitor vaccines to ensure safety—The Vaccine and Related Biological Products Advisory Committee and the Advisory Committee on Immunization Practices.

How will we know that the vaccine will be effective?

The Federal Drug Administration requires 50% efficacy—meaning it creates a reduction of Covid-19 by at least 50% in cases of those who are vaccinated—of a Covid-19 drug. For context, the yearly Flu vaccine has an efficacy rate of between 40-60%. The Covid-19 vaccines developed by Pfizer and Moderna are showing a 94-95% efficacy in preventing Covid-19 disease during their trial phases. Eight weeks of safety data is required by the FDA for the Covid-19 vaccine giving us even more insight into the overall effectiveness.

At this time, we do not know how long the vaccine will protect us.

What are the side effects?

Any vaccination can cause side effects. Often these are minor (for example, a sore arm or low-grade fever) and most people do not have serious problems in reaction to vaccines. As vaccines are approved, we will learn more about the side effects of specific vaccines and will share more information as we get it.

Will the vaccine give me Covid-19?

No. None of the proposed Covid-19 vaccines contain live virus. Some symptoms, such as fever, may be present, but that is normal as a body builds immunity. There is still opportunity for someone to contract Covid-19 after receiving a vaccination shot if they are exposed prior to the body building the required immunity.

How many doses will I need to take?

Currently, all but 1 of the vaccines in Phase 3 trials require 2 doses to be effective. The vaccines by Pfizer and Moderna, which will likely be the first vaccines available in the United States, both require two shots with a period of time in between each shot.

When can I get a vaccine?

The CDC has recommended a phased allocation of the Covid-19 vaccines. Long term care facilities and Health Care providers were included in phase 1A of the phased approach. Residents and staff members living and working at a care community along with other health care professionals have been prioritized from the first delivery of vaccinations.

Phase 1B includes Essential Workers—education, food & agriculture, utilities, police, etc.). Phase 1C includes adults with high-risk medical conditions and those 65+. It is currently being estimated that phase 1C will not begin for 15 weeks after the initial roll out.

States will decide on final allocation of the vaccine.

Will I still need to wear a mask and social distance?

Yes. It is important to utilize all tools available to us to stop this pandemic. Experts need to understand more about the protection that the Covid-19 vaccines provide before decisions on mask wearing and social distancing can be made.

I read on Facebook/Twitter/Instagram/YouTube/Etc....

We know that there are trusted sources available via the web and social media sites. However, there is also a lot of misinformation regarding the Covid-19 vaccine making rounds on these platforms and even in the media.

Please utilize trusted sources, such as the CDC.gov website, or your personal doctor to get your questions answered regarding this vaccine and Covid-19.

About Emerald Gardens: Emerald Gardens is located in beautiful Woodburn, Oregon, near some of the best restaurants and shops in the area. Our Assisted and Memory Care services are designed to supply excellent social, physical, and emotional support based on individualized needs and desires. Residents and staff of Emerald Gardens are prioritized for the Covid-19 vaccine. Find us at 1890 Newberg Hwy. Contact us at 503-982-4000 or through our website at www.egseniorliving.com.

A Little Humor

by Allan Lindberg

The State Police Department had found a fair size marijuana plantation. After a long day of pulling and piling the plants, they finally set fire to the pile. The smoke column rose high into the sky. A migrating flock of arctic terns came over the horizon and flew right through the column of smoke. It is reliably reported that no tern was left unstoned.

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Introduction

by Architectural & RV Director Gene Nemish

My name is Eugene (Gene) Nemish. I was elected to our 9 person HOA board this year and will serve our members for the next 3 years. When elected, I was asked what Directors position I wanted, and after thinking it over, I chose the Architectural-RV lot committee. I chose it over other available committees because I think it has a real positive effect on keeping our community a safer, happier and good-looking neighborhood.

As an aside, if you think that our HOA Board has only a once a month meeting to attend, let me disabuse you of that thought. Each director has a well written description in our Standard of Operating Procedures for Board & Committee use reflecting expectations of the job they are to do for our community. Here is mine! It is a 4-person committee consisting of 3 volunteers and me as Committee Chair, we will follow these guidelines.

S.O.P.
2.3.4 Committee meetings: The Architectural Committee meets weekly to assign inspections to committee members, discuss questions brought before the committee, and to identify areas that should be referred to specific City departments for clarification. Results of assigned inspections are normally available within 10 (ten) days of receipt in the office. Committee members will visit the property to perform their inspections and if access to required areas is not available (owner not at home, for example), completion of the inspection might be delayed.

2.3.5 Advisory role to other Committees: The Architectural Committee chair, and possibly committee members, will provide advice to other committees pertaining to building and remodeling projects for Woodburn Estates & Golf buildings and property for licensing and construction.

2.8 RV Park Committee: The RV Committee Chair will be responsible for Board oversight in the management of the RV lot.

2.8.1 RV Park Repairs and Maintenance: The Chairperson will develop and maintain an ongoing plan for RV Lot repairs and improvements in conjunction with the budget committee.

2.8.2 RV Park Use: The RV Park Committee is responsible for establishing the guidelines for how, when and by whom the RV Park is to be used.

2.8.3 RV Park Fees: The RV Park Committee is responsible for making recommendations pertaining to fees and usage for the RV Park.

2.8.4 RV Park Security: The RV Park Committee is responsible for the security and monitoring of the RV Park and recommendations for improvement or changes.

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

December 22, 2020 • 1:30 p.m.
(Approved January 26, 2021)

Larry Jones *President*
Director Golf & Greens

Sharyn Cornett *Vice President*
Director Activities

Linda Hepburn *Secretary*
Director Membership & Real Estate

Paula Kilgore *Treasurer*
Director Financial

Becky Butts
Director Architectural

Carol Bolton
Director Rules & CC&Rs

Randy Soelberg
Director House

George Allen
Director Website

Allan Lindberg
*Director Communications/
Publications/Marketing*

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 and Establish a quorum.

Members Present: 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). Per Secretary there is a quorum.

Additions or corrections to the agenda.

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

Approval of Minutes: Director Hepburn: I move to approve the minutes of the December 8, 2020 regular meeting. **Motion approved.**

Treasurer’s Report–Paula Kilgore: No report.

Adjourn for Speaker Form Comments: No members spoke.

Reconvene Meeting / Motions:

Director Carol Bolton: I move to APPROVE 2020-1027 Bylaw #7 Manager, as follows:

7 MANAGER OR MANAGING AGENT. “Manager or Managing Agent” means an employee or independent contractor hired to perform such duties and services as the Board of Directors may direct or authorize. On behalf of the Association, the Board may employ or enter a contract with a manager or management agency to perform such duties and services as the Board may direct or authorize. The manager or the managing agency shall work at the pleasure of the Board, and reports directly to the Board President, and shall act accordingly to the position description adopted by the Board of Directors and as amended from time to time. The term Manager or Managing Agent includes General Manager, Site Manager or Association Manager. [10-27-20]. **Motion approved.**

Director Carol Bolton: I move to APPROVE 2020-1208 Bylaw #5.9-2, as follows:

5.9.2 - In the event of a sale, conveyance or transfer of a lot, unit or building site, a Working Capital Fund Fee in an amount to be set by the Board of Directors will be 1.5% of the purchase price with a minimum fee of \$3,000, and shall be due and payable by the purchaser, transferee, grantee, or in the event of a sale or contract the vendee.

This amendment shall be effective March 1, 2021, for all sales, conveyances, or transfers occurring on or after that date. Any sales agreement entered before January 1, 2021, of which closing escrow has been established and earnest money deposits have been made before that date, shall not be subject to the increased Working Capital Fund Fee.

Motion approved as amended.

Unfinished business / New Business: None.

Recess to open mike: No members spoke.

Reconvene meeting

Adjourn meeting

Next General Board Meeting, January 12, 2021 1:30 Zoom

Committee Reports

Director Hepburn–New Member: Homes sold in November 2020 =8; As of end of November 2020 YTD sales = 103: So far in December we have had 9 more bringing the year end figure to 112 at least. As of December 31, 2019 = 132. Per McCully Realty we have less inventory on the market than 2019.

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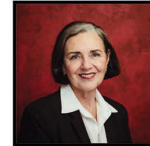
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former member

Ronald Lilienthal (7-6-1932 – 1-21-2021), age 88,
1996 Board President

Ellis Frazier (2-9-1930 – 2-2-2021), age 91

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

January 12, 2021 • 1:30 p.m.
(Approved January 26, 2021)

Sharyn Cornett <i>President</i> <i>Director</i> Activities	Gene Nemish <i>Director</i> Architectural/RV Lot and Membership/Real Estate
Carol Bolton <i>Vice President</i> <i>Director</i> Rules & CC&Rs	Sherman Lackey <i>Director</i> Communications/ Publications/Marketing
Paula Kilgore <i>Secretary</i>	Randy Soelberg <i>Director</i> House
Linda Hepburn <i>Treasurer</i>	George Allen <i>Director</i> Website
	Larry Jones <i>Director</i> Golf/Greens

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 / Pledge of Allegiance / Establish a quorum.
Members Present: Board Members Present: Sharyn Cornett; Vice-President, Carol Bolton; Secretary, Paula Kilgore; Treasurer, Linda Hepburn; Directors Sherman Lackey, Gene Nemish, Larry Jones, George Allen (meeting held by Zoom due to pandemic lockdown statewide). Randy Soelberg absent without notice.

Additions or corrections to the agenda:
Director Kilgore has New Business.
Motion to approve agenda.
Director: I move to approve the agenda. Seconded and approved.
Presidents Welcome Sharyn Cornett: Welcome to 2021. It is a new beginning for us all. This will be the year of transition and education to meet our needs.

We will continue with Zoom meetings for now. This is a visual meeting. The meetings need to be shorter in time 1:30pm to 3 pm with a 5-minute break at 2:15pm if needed. Voting will be done with a thumb up or down, so we can see your vote. You may be asked why you voted no and your concern. Please raise your hand if you wish to speak.

We will also have introductions of the BOD at beginning of meeting. The agenda is subject to change at any time.

All motions and reports are to be sent to the Secretary, by 4 pm the Thursday before the meeting or they will not be on the agenda or sent out in the Bugle Blast and Website. Reports and motions should be brief and clear, if you have questions please call the maker of the motion for clarification. The goal here is to have less amendments to motions. Discussion will be shorter on motions. If you are not ready to vote on the presented motion it might be postponed until the next meeting. Make yourself aware of all motions presented.

I will try to have a Presidents address every meeting. Next meeting will be a State of the union address for WEG, with goals for 2021.

Before the next meeting please meet with your committee to discuss goals and plan of action for 2021 to share with the Board.

This is going to be a great year, a hard one but with all of us working together we can get a lot done.

Our manager is working with the Woodburn City Manager, Mayor, and Marion County Health Department to being a designated COVID-19 vaccination destination starting in March or April.

We put ourselves on the map by protesting at the Super 8 motel last year, the city paid attention to us marching with signs. They have no intentions of placing Covid-19 positive persons in Woodburn. We have spoken!

The office is open, staff is in place to help you. Come to the front door, call the office and the staff will come help you. Please have patience, this is a learning curve for all of us, no one likes it. All these rules have been dictated to us to stay health and we have no choice but to follow them, and the rules of OSHA if we could lose any privilege we now have. Be kind to the people making this work for your needs, no one said this was easy for any of us. This is home for us with the friends and support we have made. We are a small city here within the larger City of Woodburn. Take care of each other be safe and healthy.

Paula has put together a business calendar for each BOD.
Dawn has put together a 3-ring working notebook for each BOD.

This is a new position for me, and I am learning a lot about our community and its needs and wishes. Everyone, please be patient, reach out to me anytime with ideas or suggestions of any kind.

Adjourn for Speaker Form Comments. No Discussion.
Reconvene Meeting.
Activities: Sharyn Cornett: I move to approve the following committee members:

- Malena Turner- activities co-chair, Coffee MC
- Diana Lindberg- Secretary, web, and research
- Connie Watt- treasurer
- Karen Linton- correspondent news/views
- Walt VanRheen- Technology, flyers, and research
- Alice/ Dave Weaver -special events
- Lani Biddle- Coffee coordinator, social events
- Kathy Zimmerman- pancake coordinator
- Rosemary Bender- volunteer coordinator
- Barbara Rose- member at large

Seconded and approved.
Architectural and RV: Gene Nemish: I move to approve Becky Butts to committee. **Seconded and approved.**

Golf: Larry Jones: I move to approve the following members to my committee, Sally Carter, Karen Ewing, Russ Krussow, Ken Bourne, advisors; Len Westphal, Tim O'larey, David Robinson, Mark Jorgenson and Barbara Lucas. **Seconded and approved.**

House: Randy Soelberg: Absent without notice.
Publications/Communications: Sherman Lackey: I move to approve George Allen, Allan Lindberg, Stan Hiller, and Karen Van Winkle. **Seconded and approved.**

Rules: Carol Bolton: I move to approve Committee members Stan Hillier, Diana Lindberg, David Bolton and advisors Dawn Cole, Mark Jorgeson, Larry Jones, and Randy Solberg. **Seconded and approved.**

Web: George Allan: I move to approve to the Web Committee members: Karen Van Winkle, Karen Davis, and Patricia Hyatt. **Seconded and approved.**

New Business: Secretary Kilgore is requesting more timely submissions of motions and reports in electronic form, preferably Word. These are needed then so they can go out on Bugle Blast and Web on the Friday before the meetings.

Recess to open mike:
Alan Lindberg is continuing Bugle Blast.
Stan Hiller the Phone Directory will be here by January 20th.
Member Connie Doyon wants to be on the Communications and Publications committee.

Reconvene meeting.
Adjourn meeting.
Next General Board Meeting, January 26, 2021 12:30 pm



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Cascade Park Recognizes Senior Care Communities

by Kathy Hiller

In recognition of their fellow senior care communities (and too often unrecognized local funeral home) and the care and comfort that *Woodburn's Hometown Heroes* have brought to Woodburn residents during these unprecedented times, Melissa Fisher, Sales Director at Cascade Park and her team created a clowning event on Thursday, January 28 that they named "DO'NUT DESPAIR. CASCADE PARK IS HERE".

Their 14-passenger shuttle bus left Cascade Park with two clowns, a busload of additional well-wishers and several dozen Krispy Kreme donuts. They stopped at six Woodburn senior communities: Heartwood Place Memory Care, Emerald Gardens, Silver Creek Senior Living, Country Meadows Village, French Prairie Care Center, Heritage House of Woodburn, plus Simon-Cornwell Colonial Chapel.

These surprise stops at each location featured outside clowning performances, cheers and well wishes and a parting gift of donuts to remind everyone that even though times are hard – DO'NUT DESPAIR! Woodburn is a great place to live and work and Cascade Park is proud to be part of this wonderful community.

Tracie Flores, Executive Director at Cascade Park, recently reported how Cascade Park has done through the pandemic. "We went nine months without even a scare. When we did get our first case of COVID, on Friday, November 13, by December 18, that round of testing confirmed that we were COVID free once again. We're extremely proud to be COVID free, and with the vaccine clinics that we are offering residents and associates in January, February and March feel confident that we can continue with the highest safety standards"

Let's Talk!

by Carol Bolton

When I was elected to the Board of Directors at Woodburn Estates and Golf, I volunteered to chair the Rules and Regulations Committee, mostly because I wanted to see firsthand the issues in our community, and what we could do to make our neighborhood a better place for all.

In 2019, we received 111 complaints and those were closed in January 2020. In the New Year of 2020, there were 108 complaints filed with 29 of those on Sallal Rd. All complaints filed in 2020 have been closed, with the exception of three reoccurring issues. Most complaints are related to yards and pets.

Most of these complaints could have been resolved if the person filing the complaint had simply visited with and talked to their neighbors about the situation at hand. I have spoken to your neighbors on every complaint filed and found that most of the time each and every person was willing to fix the Issue, when this was brought to their attention. I also found that helping each other, when we can, made such a difference. This resulted in a friendship rather than negative feelings towards each other.

Starting in 2021, I am asking each of you, before you file a complaint, please talk to your neighbor. Ask if you can help and show them that you care. I believe we can be better together!

Let's make Woodburn Estates & Golf better than ever in 2021!

Estates Quilters 2020 Annual Report

by Carolyn Waterman

Because of the COVID-19 epidemic, the Estates Quilters were only able to work a couple of months in 2020 but still managed to do our share to support the community with the following donations.

Cash donations totaling \$1,450, were given to the following:

- \$400.00 - Woodburn AWARE Food Bank
- \$200.00 - Love Santa Inc.
- \$250.00 - Woodburn Proud
- \$200.00 - Liberty House/Salem
- \$400.00 – Meals on Wheels

We donated 65 tied quilts to the following:

- 6 Tied quilts to the Veterans Hospice Program
- 46 Tied Children's quilts to the Liberty House (Children's Advocacy Center/Salem)

- 13 Tied quilts to Love Inc for Fire Victims

We donate 23 crocheted Afghans to the following (crocheted by Betty Stenger):

- 4 Crocheted afghans to Liberty House
- 5 Crocheted afghans to Hope Pregnancy Center/Salem
- 7 Crocheted afghans to the Veterans Hospice Program
- 7 Crocheted afghans to Love INC for Fire Victims

Before closing, we were fortunate to have sold \$650 worth of quilts that were displayed in the Lounge Display Cases. Thank you everyone for supporting the Estates Quilters. At this time, we are waiting to hear when we will be able to again meet in the Craft Room. Until that time here's praying everyone is able to stay healthy.

Money Matters

by Linda Hepburn - Treasurer

As this is the start of a new year, it seems to be a good time to express to our members how an HOA is run. This is a business, not unlike any other in the fact that we must keep close watch on expenses and income. For example, our expenses in the last year have not decreased in any way due to the pandemic we are facing. Even with the doors closed our utilities still send bills to us each month as usual and things like property taxes still must be paid. The pool must be kept up with the proper chemicals and electricity to keep things running. Draining the pool is not an option because of the damage that would cause and the expense of refilling and/or repair if we did that. Having the golf course in good condition keeps giving us an income during these times and keeps our home prices up also. Our maintenance crew is still working hard to make the facility clean and sanitized for the staff that is still needed in the buildings.

Our income has dropped dramatically and thankfully the Pro shop is able to remain open and does produce some income. We are not bringing in the dollars from sponsorships we are used to receiving from coffee hour and other activities events that we all miss so much. During all this we have not had to increase your member dues to make up the difference. We are trying to cut back expenses where possible. For instance, in 2019 we had up to 25 employees during the year. We are now operating the business with 13 employees and they are doing an excellent job! Our financials for 2019 and 2020 show that we have overspent our budget for those years. Our plan for 2021 is to stay within the bounds of the budget.

The question has come up as to where your dues go. Your dues are keeping the association sound and keeping our account payable current and in good standing. Remember that this is a resort community lifestyle for people with common interests. What a wonderful place to live!

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History of 1975

by Stan Hiller

Chapter 16-year 1975 for SEGCC.

President	Larry Steinhoff
Vice President.....	Emmett Boger
Secretary	Henry Dobson
Treasurer.....	Lloyd Wilson
Finance	Charles Leik
Golf.....	Rod Kersey
House & RV.....	Leroy Wright
Membership.....	Emmett Boger
Planning.....	John Ratekin
Public Relation	Henry Dobson
Recreation.....	Edythe Townsend
Rules & Regulations.....	Larry Steinhoff

Board Attorney

Senior Estates Inc. President – George F. Brice, Jr.

Administrator

Golf Pro Instructor

Golf Course Super N&V Editor

N&V Editor

Travel Office

The Board raised the dues for 1975, on November 19, 1974 paid semi-annual & annual.

See Dec. 14, 1974 article new dues.....Assessment + Golf + Use = Total annually

Home Owner Membership (50+)

Assessment

Recreation Use single

Recreation Use doubles

Golf & Recreation single

Golf & Recreation doubles

Associate #1 Local Membership (50+) (mobile home, apartment, renters)

Recreation single or double

Golf & Rec. single or double

Associate #2 Non-resident Membership (50+)

Recreation single or double

Golf & Rec. single or double

Golf & Recreation Children

Golf car annual fee

Green Fees — \$2 = 9-holes, \$4 = 18-holes, or \$11 all day

Club Storage fee

Power Cart use fee

Power cart storage fee Electric

Power Cart storage fee Gas

RV lot storage small - \$24, medium - \$24, and large - \$24

Dues

Golf

Use

Annual

\$48

\$12

\$24

\$60

\$120

\$24

\$80

\$200

\$80

\$200

\$1.00 per round (9 or 18) age 12-17

\$5.00 canceled 11-13-1973.

\$12

\$12

\$48

\$36

Locker rental fee \$12 annually

Pool cue rack fee \$3 annually

January 14, 1975 Board minutes President Larry Steinhoff said that the procedure for Board action was being changed. Committee reports will no longer make up the agenda for meetings. The agenda will be prepared in advance, and committee chairs will respond in their appropriate areas of concern.

Treasurer Lloyd Wilson reported that the net worth of the corporation is about \$536,272.00.

House chair, Leroy Wright reported there have been requests for more cupboard storage space and that funds are available from various organizations – motion passed.

Secretary Henry Dobson read a letter of resignation from the N&V editor Pete Laurs. The Board accepted his resignation but will prepare and present Pete Laurs a “Certificate of Appreciation” for his long and faithful service as editor of the *News & Views*.

Planning chair, John Ratekin reported that **Mariette Pilgrim** had written and was now revising a complete **history** since the beginning. Pete Laurs suggested that it should be bound in permanent form for preservation and future use. Recognition and thanks were extended to Mariette Pilgrim fine work.

Mariette Pilgrim has inspired this historian to continue her work – Stan Hiller.

January 28, 1975 Board minutes President Larry Steinhoff welcome the start of the New Year with about 60 members and all nine Board members present.

February 11, 1975 Board minutes President Larry Steinhoff announced that the second draft of our **Club History by Mariette Pilgrim** was now completed and thanked her for her efforts. Then the president opened the floor to the pro and cons for the construction of the Grand Hall. While some members gave their nays and yeas; some members asked for Bingo machine and others asked that the shuffleboard be moved indoors.

March 11, 1975 Board minutes President Larry Steinhoff was asked to appoint a Naming Committee to address our name change or have a catch phrase and remove Senior.

April 22, 1975 Board minutes House chair, Leroy Wright reported the Building Committee has met with our architect and they are proposing a 48’ x 70’ new building connected out to the west end of our present complex. This building would be designed for a Pro Shop and club storage space and can be utilized by all members. He moved that the Board approve this concept so that the committee could go ahead with details for bids – motion approved.

May 13, 1975 Board minutes House chair, Leroy Wright moved to close the road one day each year to assert our right of ownership and control of our parking lot – motion passed.

May 27, 1975 Board minutes Vice President Emmett Boger announced our clubhouse has a new “1776” house number on the entrance to the club in recognition of the upcoming **bicentennial**. The phone number would also change to **503-982-1776**.

June 10, 1975 Board minutes President Larry Steinhoff discussed the idea of having only one meeting per month. Membership chair, Emmett Boger moved that during the month of June, July, August, and September meeting will be held only once each month – motion passed.

July 8, 1975 Board minutes Member Goldie Rehberg expressed her thanks to the manager, Bill Carlson and the Board for the opportunity to play the part of Betsy Ross at the July 4 celebration of the bicentennial.

July 22, 1975 Special Board minutes President Larry Steinhoff, who announced the purpose of the meeting was to take official action on the proposed building addition. The building committee opened bids on July 18 and costs indicated the need for this meeting. In view of three contractors basic bids of \$58,880, \$47,330 and \$39,730 for the construction of an addition to the clubhouse, adjoining the present west wing, this Board hereby does accept the low bid of \$39,730 by Woodburn Construction Company – motion passed unanimously.

August 12, 1975 Board minutes Manager, Bill Carlson announced that our phone number has been changed to **503-982-1776** for the **bicentennial observance**. Bicentennial and **SEGCC history compiled by Marietta Pilgrim** was under discussion. Estimated costs of publication by various means and quantities have been prepared by President, Larry Steinhoff. It was moved by secretary, Henry Dobson that the Board arrange to have 300 copies of the history printed by mimeograph and charge \$2 each to cover the cost of printing.

September 9, 1975 Board minutes President Larry Steinhoff announced the Judge decision in the lawsuit court cases affirms the authority of the SEGCC Board to make assessments.

The present club documents were last revised in 1969. They have served their purpose well. But, like many things, need to be brought up to date to meet current needs and situations. A committee has been working on them with consultation with our attorney, in preparing an update of the CCR documents. Then open the meeting to discuss other suggestions.

October 14, 1975 Board minutes President Larry Steinhoff announced that a work session on our CCR will be planned this week and all members are urged to attend.

November 11, 1975 Board minutes President Larry Steinhoff announced that he reviewed the proposed revision of the Articles of Incorporation that would be voted upon at the annual meeting. House chair, Leroy Wright moved that the following sentence be inserted in Article IV prior to the annual vote of the members “it is deemed in the best interest of this corporation and its members that the minimum age for participating membership shall be fifty years (50)” – motion passed unanimously.

House chair, Leroy Wright moved that one-half (9-holes) of the golf course be closed one-half day each week to allow greens-keepers un-interrupted time for their work motion passed.

House chair, Leroy Wright moved to adopt the 1976 budget and dues as stated in the Proposed Budget, revision #4, which is part of these minutes – motion passed 6 to 2.

November 18, 1975 Annual Board minutes President Larry Steinhoff gave a complete report of activities for 1975 and gave kudos to the Board, employees and all the volunteers.

The meeting was suspended for voting and to be adjourned at the close of the polls. A total of 542 votes tallied. The following were elected to a 3-year term: Harold Lichty 331, Marshall Hjelte 328, and Eugene Silke 354. The other candidates were Marge Dryer, Helen Haskins, and Roy Penk. The outgoing Board members are Larry Steinhoff, Charles Leik, and Lloyd Wilson. The Articles of Incorporation was defeated by four votes of 326 yes to 169 no votes that required a two-thirds vote for passage.

December 9, 1975 Board minutes President Larry Steinhoff said we are fast coming to an end and I offer my appreciation for the privilege of serving everyone the past three years.

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

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