

Woodburn Estates & Golf®

scavenger hunt

MARCH 2021 WINNERS

Place	Winner	# Found	Prize Sponsor
1 st	Lois Orton	12	Country Meadows
2 nd	Linda Penland	12	Emerald Gardens
3 rd	Ron Cearley	12	Brett Glogau / Edward Jones
4 th	Ken Leonard	12	Lorrie Cox / EXP Realty
5 th	Laurie Colvin	12	Glen Schweizer / Home Smart

KEY FOR MARCH 2021 CONTEST

1) 200 Columbia Dr

2) 1300 Hampton Wy

3) 1800 Astor Wy

4) 1300 Vanderbeck Ln

5) 1000 Randolph Rd

6) 900 Astor Wy

7) 200 E Clackamas Cr

8) 700 S Cascade Dr

9) 2000 Sallal Rd

10) 600 W Clackamas Cr

11) 1300 Princeton Rd

12) 300 Columbia Dr

All addresses listed above are approximate only.

Thank you to all that participated.

Be watching for future Scavenger Hunts.

NEW

DRUMMERCISE

A unique fusion of fitness and drumming, perfect for those who want to keep fit and get a whole body workout.

This class is designed to give participants a fun way to work out, engaging in general cardio, while tapping into the benefits of music & rhythm. Drumming is an easily accessible activity which burns calories and improves mood, both of which may reduce the risk of disease.

Drumming is also a great way to self-express and make music (without any prior skills), while increasing blood flow throughout the brain, which promotes improved cognitive performance and promotes relaxation.

The last 10 minutes of this program focuses on cool down and relaxation, leaving you refreshed and energized.

Day, time and location TBA. For more information, contact Sharyn Cornett at 971-313-4198.

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Shred Day Results

Gartner employees

by Activity Committee

Thank you to McCully Realty for sponsoring Shred Day for Woodburn Estates & Golf Members on March 26, 2021.

Jeanie White reported that over 200 residents brought over 4,800 pounds of paper to be shredded. Hard working and tired brokers included Tim Kelly, Ron Hind, Carol Wellington, Pauline Podawiltz, Jaime White, Jeanie and Jim White who greeted members at the McCully drop off.

Garten Mobile Shredding Service of Salem provided the truck and employees for the service. Garten.org focuses on serving people with disabilities while also serving the community. They reported to Jeanie that this was one of the biggest shred events they had done like this.

Thank you to all who participated and hope the staff at McCully all got a good night's sleep.

News & Views Publication Schedule April and May 2021

Copy due by 9:30 a.m.
Thursday, Apr 15, 2021
Thursday, May 6, 2021
Thursday, May 20, 2021

Publication Date
Friday, Apr 23, 2021
Friday, May 14, 2021
Friday, May 28, 2021



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News & Views


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Volunteers are always needed to help with preparation of copy, proofing, and delivery. Each of the 70+ carriers should have an alternate. Please email, if possible, all photos, articles, free ads, or reports. 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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 **Woodburn
Estates & Golf**
Active 55+ Community

CLASSIFIEDS

Next Publication of NEWS & VIEWS

April 23, 2021

Deadline for Articles, Thursday, April 15, 9:30 a.m.

We LOVE to have your free ads and articles.

The BEST way to get your information in *News & Views* is to send us this information by e-mail to nv@WoodburnEstatesGolf.com.

When submitting free ads be sure to include your MEMBERSHIP NUMBER.

FOR SALE: Clothes Dryer white by Samsung model DV220AEW/XAA, electric, 5400 watts, NEMA 14-30P plug, 30 amps, 4-wire, Sensor Dry technology. 7.3 cu. Ft. \$450. Call 503-330-2095.

TAX AIDE: Hours are from 10 a.m. to 2 p.m. Please be patient during this Covid-19 times. Call 503-980-8704 this is only a single telephone line.

GARGE SALE: April 16 & 17 from 9 a.m. to 4 p.m. at 1401 Astor Way.

WANTED: Looking for a nice used slide projector to purchase. Must be in good working condition including bulb. Call 503-545-5773.

60 Years of Women's Golf (1961–2021): Part Eight

by Diana Lindberg

The 1967 Men's Golf Club President was Ernest Harris. The Women's Golf Club President was Alma Kirkham who turned it over to Pearl Skinner and Dewey West in 1968.

In 1969 Ann Franson and Vern Severance became presidents of the clubs. 1969 opened with new manager, Jerry Spicer, at the Fairway Manor Prime Rib. (Currently called Yun Wah). They offered businessman's luncheons, special club luncheons and dinners, banquet facilities and party functions. A three-piece band, "The Chordials" were set to play on weekends. (1)

It was beautiful weather for the start of season on March 19. The annual Fun Day had a Hawaiian theme with golfers in classes: A, B, C, D, and they added an E. They were still estimating the handicaps, so this may be how they were rated. The E class may have been the 9-hole ladies. Trophies were awarded, but it did not appear that other prizes besides balls were given in recognition of the different categories. The number of players or the dues was not stated.

In July of 1969, it was reported that the Woodburn Estates Mobile Home Park, costing 1.5 million dollars would be opening, per George F. Brice Jr., president of Senior Estates, Inc. The park was located adjacent to the Woodburn Senior Estates developed by Brice. 255 sites were available averaging 8.5 homes per acre. (2)

In October Ralph Coleman, the Woodburn Senior Estates professional, reported that he was amazed at the success of the development. Records kept the last year indicated an average daily play of 188 rounds of golf for the year, totally 68,000 total rounds. He compared this with Corvallis Country Club who showed 40,000 for the same time and same membership. He went on to say "You would never know these are old-timers with the interest and exuberance they display. The only thing that kept the golfers off the course last year was a week of snow on the ground." (3)

1970

Ann Pape was the Women's Golf Club President, Wilber Gage, Men's club President. The installation was held jointly with the women.

In January 1,294 people played the course.

The course was only closed for 9 days. During February 4,229 players were on the course, doubling day's play the same time as last year. The course was closed only 4 days.

As always, the meetings were well attended; 120 ladies were the normal.

July 4th was a firecracker 4 ball 8-some golf tournament with 112 "divot diggers" participating. The top winners were Barney and Rita Moran and John and Thelma Meigs, who received merchandise prizes of \$7.00. The Morans gross was 45 with 32 net and the Meigs came in with 47 gross and 32 net. The best gross score was 42 turned in by Art and Edie Ramsay.

Annual Fun Day was a Beach Comber motif. Six prizes for the most original garb were awarded. They did a left-hand club trick hole on Play Day. There was no explanation on how it was played, but it was fun!

(1) *Statesman Journal*, Jan.31, 1969. (2) *The Oregonian*, July 25, 1969. (3) *Corvallis Gazette Times*, Oct.16, 1969.

In Memory of...

Marvin, Jerry - March 9, 2021 (Former Resident)

Baglien, Russ - March 10, 2021 (Former Associate member)

Bender, Alice - March 13, 2021 (Former Resident)

This&That

from the WEG Activities Committee

by Karen Linton, Activities Committee

SAFETY/ GRAB BAR ARTICLE

Due to limited space in this edition and important information about installation still forthcoming by the deadline, look for the article in next *N&V*.

FITNESS COMPLEX

Both the pool and the workout room are open to members. Until further notice, only six members can be using the pool or workout room at one time. Facilities are open only during office hours of 9 a.m. to 4 p.m. Monday through Friday. You must call the office to reserve a time and there must be a monitor to check reservations and take temperatures.

ACTIVITIES OPENING

There are several other activities that have already begun again besides the Fitness Complex. Quilting M/Th 8:30 a.m. Craft Room; Tai Chi Mondays 11 a.m. intermediate, 1 p.m. beginners, Auditorium; Billiards M-F 8 a.m. to 4 p.m.; Zumba M/W/F 10 a.m. Auditorium; Ladies’ Chat & Laugh M/W/F 9:15 a.m. Blue Room.

KITCHEN REORGANIZATION

As part of cleaning up the kitchen in preparation for the installation of a dishwasher (hurray), Activity Committee members removed various items left on shelves in some upper unlocked cabinets. There were mugs, punchbowl cups (sans punchbowl), an old cell phone(!), plastic items and other random findings! Apparently, some of these things have been there for years! So, if you have left a mug or something else in an unlocked cabinet, you have two weeks from the date of this *N&V* (April 9) to stop by the office, identify your item and take it home. Anything that is left over after April 23 will be donated to Ray of Hope.

NEW MEMBER PACKETS

The Activity Committee has been diligently working on updating and improving the New Member Packet given to new homeowners in WEG. Members will be collating the pages and then an ad hoc group will be delivering them to the over 100 new homeowners from 2020 and so far, this year. They will have a map of WEG, a diagram of the clubhouse showing where everything is located and a description of all activities with a name and phone of the person to contact so new residents can realize all the amenities we offer! It may be something that the new members will want to keep referring to later as well.

How To Add Bugle Blast To Your Safe Sender List

by Allan Lindberg

If you have signed up but have not received Bugle Blast, you may have one of the email providers listed below. Follow the instructions to add Bugle Blast to your safe sender address book.

Bugle Blast email address is BugleBlast@WoodburnEstatesGolf.com

Microsoft Outlook

How to add a sender to the Safe Senders List in Microsoft Outlook

1. On the **Ribbon**, from the **Home** tab, in the **Delete** group, select **Junk**.
2. From the drop-down list, select **Junk E-mail Options**.
3. Select the **Safe Senders** tab.
4. Click **Add**.
5. In the **Add** address or domain dialog box, type an email address or domain.
6. Click **OK**.

MSN Hotmail

Manually add a sender to your Safe Sender List

1. Click on **Options** in the upper right corner of your **Hotmail** screen.
2. Then click the link for **Safe and Blocked Senders** in the body of the page under **Junk** e-mail.
3. Click the **Safe Senders** link and enter the **email address** you want to whitelist.
4. Click **Add** to put it on your list.

Gmail

Adding email addresses to a Safe Sender List

1. Select **Actions** from the toolbar at the top of the screen.
2. Select **Junk E-mail**.
3. Select **Junk E-mail Options**.
4. Click the **Safe Sender** tab.
5. Click **Add**.
6. Type in the **email address** you wish to add to your **safe sender list**.
7. Click **OK**.

Yahoo

1. Open your **Yahoo** mailbox.
2. Click the address book icon under the **Yahoo Mail logo**. When you roll your mouse over it, it will say **Contacts**.
3. Click **New Contact**.
4. Fill in the fields of your **Contact**.
5. Click **Save** and mail from this sender should now be delivered to your Inbox.

AOL Webmail

1. Click on the **Addresses** tab in the upper right corner of the **Mailbox window**.
2. Click on the **New drop-down menu** and select **New Contact**.
3. Type the **email address** of the new contact in the **Screen Name** field and click the **Save** button.

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What To Do About Wild Rats

by the Humane Society of the United States (adapted from the book *Wild Neighbors*)

Rats are incredibly hardy animals who have never shown any problem adjusting to change. Usually that change is the introduction of a new poison, as humans constantly work harder and harder to exterminate these animals. But perhaps no other animal resists such attempts better than the rat.

Rather than looking for more powerful and potentially dangerous ways to kill rats, the only real answer to people’s conflicts with these animals is to

alter the habitats in which they choose to live to make them less attractive and acceptable.

COMMON CONFLICTS AND SOLUTIONS

Food: Rats will eat anything a human will, and more. But worse damage is done by their urine and feces which are left behind on any uneaten food.

Burrows: Although rats may create damage with their borrowing, it’s usually more superficial than structural.

Chewing: Since their front teeth grow all their lives rats, chew on things to keep them worn down. This can be dangerous when they gnaw on electrical wiring.

Public Health: Rats can carry many diseases that are harmful to people.

TOLERANCE

Tolerating rats is not something many people want to do. For many reasons people and rats are unlikely to coexist peacefully. But coexist we will, as perhaps more than any other wild animal, rats have adapted to living among humans. That we do not generally tolerate their presence does not mean that we need to use dangerous and inhumane methods to destroy them—or accept a no-holds-barred way to controlling their numbers.

The best way to control rats is to discourage them from taking up residence in the first place. Typically, conditions that support high rat populations are left until there is a real crisis at hand. Then the poisons are used or trapping employed to reduce the population, only to leave unaddressed the cause of the problem in the first place. Any effort to limit rat populations must be followed by taking the necessary steps—exclusion and sanitation—to make sure the same problems never happen again.

IDENTIFYING RAT SIGNS

INSIDE

Droppings.

- Gnawed holes up to two inches wide in baseboards or at doorframes (indicates they’ve been there a while).
- Smudge marks (body oils) on walls.
- Sounds of movement in walls and attics.
- The family pet staring intently at a blank wall.

OUTSIDE

Burrows may indicate the presence of rats, but could also indicate other burrowing animals such chipmunks. Never attempt to control a wildlife problem without being sure what species of wildlife you are dealing with.

To find out if the burrow is in current use, loosely fill it with soil or leaves and check it in a day or two to see if it has been reopened.

KEEPING RATS OUT

- Rats can enter buildings through many openings:
- Holes as small as 1 inch wide (about the size of a quarter).
- Heating vents.
- Gaps anywhere electrical conduits, utility or air conditioning lines, or water pipes enter a building.

SUGGESTED TECHNIQUES

- Seal holes and other appropriate openings with heavy-weight material (1/4-inch hardware cloth or heavy-gauge screening is recommended).
- Plug gaps in walls and floors with copper mesh like that used for scouring pads.
- Finish sealing openings with caulking or foam insulation. Because rats can gnaw through these, though, combine them with wire mesh.

REPELLENTS

Varpel Rope® is registered as a repellent for mice and rats. The active ingredient is used in making mothballs. No repellent has ever been found to work permanently on rats, so in using any that is sold for that purpose, keep this in mind.

MODIFYING HABITAT

Good sanitation is the best and most economic way to control rats. Follow these steps to keep rats away or to keep their numbers in check:

- Clear away any rubbish piled close to buildings to expose burrows and openings that rats might use to get in.
- Store food in rat-proof containers, such as galvanized cans with tight-fitting lids. This includes birdseed, grass seed, and other possible foods kept in garages and/or outbuildings.
- Store and dispose of garbage properly, so that rats can’t get into it.
- If you feed your pets outside, leave the food out for just long enough to be eaten, and then remove it.
- Clean up pet droppings from the yard every day.
- Remove old wood or rubbish from the property since these are regular rat hangouts.

Where rats continue to be a problem around buildings, you can use an L-shaped barrier of either hardware cloth or concrete to prevent burrowing along foundations long-term. Bury the footer about 12 inches deep and extend it out from the foundation about 12 inches. When a rat tries to dig into the foundation he won’t be able to get past the barrier.

LETHAL CONTROL

There are no truly humane ways to kill rodents, only methods that are less inhumane. Rats are killed with poisons, snap traps, glue boards, and maze-type traps that drown them. Based on what is known about these methods, the traditional snap trap, and perhaps the newer traps that use an electrical charge to stun and kill, seems to be the least inhumane. This doesn’t mean that rats won’t suffer in these traps—they almost certainly will.

With the use of lethal control, animals will suffer. So keep in mind, the need to control rats is a largely the result of lack of cleanliness in the immediate environment.

PUBLIC HEALTH CONCERNS

Rats are considered as carriers or transmitters of more human diseases than any other life form, except maybe the mosquito. More than 15,000 rat bites are reported each year in the United States. All rat bites should be treated by a doctor. Some of the diseases that can be spread from rats to people are bubonic and pneumonic plague, murine typhus, salmonella, leptospirosis, Hantavirus, and tularemia.

RESOURCES

S. Anthony Barnett, *The Story of Rats* (2001, Allen & Unwin)

Robert Sullivan, *Rats: Observations on the History and Habitat of the City’s Most Unwanted Inhabitants* (2004, Bloomsbury)

Source: www.humanesociety.org/resources/what-do-about-wild-rats



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Glue BoardsRV LOT INVENTORY

Cheap, Cruel And Indiscriminate
by the Humane Society of the United States

Glue boards (also known as glue traps) are trays coated with an extremely sticky adhesive. Often used to get rid of rodents, insects and snakes, many buy these boards as an alternative to indiscriminate snap traps, which endanger pets and children. Animals that touch a glue board are immediately caught and stuck to the board and usually suffer a slow death by starvation or suffocation.

Glue boards might seem like a safe and easy solution to pest problems but in fact, they are one of the cruelest and most dangerous. Responsible for more suffering than virtually any other wildlife control product on the market, they are readily available at grocery stores, home improvement and hardware stores and most major retailers, as well as over the Internet.

INEFFECTIVE, INHUMANE AND DANGEROUS
Stopping pests

Glue boards are widely used to kill rodents, but they don’t eliminate rodent problems. Solutions for controlling rodent populations must focus on the removal of the cause and source.

Cruelty
Manufacturers of glue boards don’t claim that they provide a quick death. In fact, they generally suggest that boards be thrown in the trash with live animals still stuck to the surface. As a result, animals continue to suffer, starved and exhausted for up to five days.

While animals are stuck on glue boards, they cry out loudly in pain and have been known to bite through their limbs attempting to free themselves. Even if found and rescued, these animals might not survive the intense stress, injuries or effects of the glue.

Common dangers
Manufacturers claim that glue boards are safe for use, but there are many safety concerns that don’t come on the label. In some cases, people will try to beat glue-trapped animals to death with a shovel or stick, as it is nearly impossible to safely or humanely euthanize them. While trapped animals are still alive, anyone handling the glue board risks being bitten by them.

Glue boards are also dangerous to household pets and other animals that aren’t the user’s intended target. If the board is small, a larger animal may be able to pull it off, though they will likely lose fur or skin. Smaller animals, however, have no means of escape. **Larger glue boards can entrap medium-sized animals, including pets. Cats often require veterinary help and surgery to remove glue boards.**

SALE, MANUFACTURE AND REGULATION
Despite bans in Victoria, BC, Australia and New Zealand, most countries, including the United States, have placed no regulations on the use of glue boards. There also is very little consumer education about these products --manufacturers and retailers provide virtually no information to alert purchasers as to the concerns that exist with the use of these devices.

IF YOU FIND A GLUE-TRAPPED ANIMAL
In all cases, please treat an animal caught on a glue board as an emergency and consult a trained professional. The animal should be safely contained and immediately transported to a local wildlife rehabilitator or veterinarian.

It’s very difficult for untrained individuals to release an animal from a glue board without running the risk of inflicting further injuries or possibly being injured themselves. Even if an animal appears unharmed, they could be injured in ways that aren’t immediately visible, or they could need treatment for dehydration or extreme exhaustion.

If you cannot immediately find a wildlife rehabilitator or veterinarian, the below method has been used successfully.

Caution: Please attempt this only in the event that you cannot find a wildlife rehabilitator or veterinarian. Wild animals can be dangerous at any time when handled, but especially so when they are trapped and defending themselves. Please do not attempt this if you are not comfortable with the procedure described.

- Materials:*
- thick gloves
 - a bottle of cooking oil*
 - a thick towel
- * baby oil is less effective, but it works in a pinch.*

Run hot water over the bottle of oil until the oil feels warm on your wrist, but is not hot enough to burn. **It is not necessary to heat the oil if you do not have the capacity to do so.**

With a gloved hand, gently restrain the animal near, but not over, their head with a towel. Keep a firm but gentle grip on the animal.

With your other hand, gently massage the heated oil at the animal’s points of contact with the board. It will take several minutes for the oil to start to soften the glue. Continue massaging until the animal becomes free from the glue board. This may take some time and a great deal of patience.

Once you’ve removed the board, keep the animal in a warm, dark and quiet location until a wildlife rehabilitator or veterinarian is available. The animal should receive treatment for being “oiled,” as oil affects their ability to regulate body temperature. If this is not possible, then a holding period until release conditions are appropriate is the next best step.

SPREAD THE WORD
Here are some ways you can help prevent the spread and use of glue boards:

- If your local hardware, home improvement or grocery store sells (or uses) glue boards, inform the store manager or owner that these devices are inhumane and explain why.
- If you find a glue board advertised on a website, email the website manager and politely address humane concerns.
- If your property manager or condominium association has contracted for rodent control, ask what methods the contractor will use. Raise the debate within your community to replace inhumane methods with more humane ones.

Source: www.humanesociety.org/resources/glue-boards

by Gene Nemish, Architectural & RV Director
The Woodburn Estates & Golf RV lot inventory was completed on March 26 by the Architectural & RV Committee.

We noted rules violations that require correction by RV space renters and ask that members check their units and correct violations. When the RV space was rented, you agreed to follow the rules as they were printed on the form you signed.

- Below are violations we found:
1. Expired license plates on motorhomes, trailers and autos.
 2. Parked too close to the front, rear and sides of spaces. (Causes neighbors parking problems)
 3. Several small trailers parked sideways next to the RVs. (Causes neighbors parking problems)
 4. Personal property sitting beside RVs – some items should not be stored in the lot at all.
 5. Boat trailers loaded with boats with no license plates, many may be over the 1800 lbs. limit. If so, that requires registration with the Oregon Department of Motor Vehicles.
 6. Many autos and one semi-truck trailer in spaces. (Violation of Rules and Regs that should be corrected, rules change to allow??)
 7. Several spaces that our records show as not rented have RVs in them.
 8. Found a small trailer made out of a small truck bed that was in a vacant space, it was moved by Lot maintenance crew to the back of the lot; owner must get it out of the lot or put it inside their rented space.
 9. Several motorhomes and trailers that are not movable.
- The RV Lot is an important amenity of Woodburn Estates to many members and associate members, and thus should be well maintained.

TAX AIDE REQUESTS

by Volunteers
The single-line Tax Aide phone (503-980-8704) is for Monday through Friday from 10 a.m. to 2 p.m. If the line is busy, it likely means that someone is on the phone making an appointment. Just keep trying until you get through. Please, please do not call Woodburn Christian Church for appointments nor harass church employees. Please be patient. We are working with new COVID-19 rules and a smaller staff.

A reminder, the library will *not* host AARP tax aide this year due to COVID-19.

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

February 23, 2021 (moved to March 2, 2021) • 1:30 p.m.
(Approved March 23, 2021)

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

This is a scheduled meeting of the Board of Directors. This meeting is open to the members to observe. This meeting is conducted over Zoom.

If you are not a member, please excuse yourself currently.

Call to order; 1:30 pm

Pledge of Allegiance

Establish a quorum.

Members Present: Board Members Present; President, Sharyn Cornett, Vice-President, Carol Bolton; Secretary; Paula Kilgore, Treasurer, Linda Hepburn, Directors, Sherman Lackey, Gene Nimish, Larry Jones, George Allen, & Randy Soelberg.

Presidents Welcome

I want to take this opportunity to say how proud I am of this community during our latest crisis. The ice storm was very difficult for everyone.

The many thanks start with all the calling for the over 80 members to receive drive thru COVID-19 shots. This showed that our data base needs updating by you. We need the correct information to contact you, if you change your phone number or move get this change to the office. Keeping correct information on 1500 homes is difficult at best and we need your help to do this. Many needs and changes to our community come from the data base and it needs to be accurate. The statistics show we have 467 members over 80, 564 over 70, 284 over 65. These numbers show the needs and trends of this community.

Big thank you to the Manager and staff for getting information to us and handling things during the crisis. Thank you for the generous donations that allowed us to give food bags out during this time. Thank you for all the calls offering help with any needs. Thank you to neighbors helping neighbors, opening your homes to warm and feed others. Thank you to all the people that delivered flyers and checked on people.

As soon as the club house had power a warming station was opened to all the cold dark homes.

Lights came on due to the hard work of PGE. Big thank you to Aware food bank for 50 large bags of food that was distributed in the community. PGE also donated flashlights, hand warmers, and battery charging packs for phones. Thank you, letters have been, sent to them. Thank you to the city for checking on us during this time.

The cleanup is far from finished; however, we now have lights and heat. Please go to Food Safety.com to check and see what is safe and what is not.

New red and green cards will go out in the N/V--- please post them in windows. The Woodburn Police will be patrolling our neighborhoods looking for those signs. The Woodburn Fire District normally gets 10 calls per 24hr shift during this time it is been receiving over 40 calls. The fire district has also given out 400+ fire alarms for the city.

It is very difficult to read house numbers at night, if you can make your house numbers lighter in color and bigger is size and in a clear spot on the house not obstructed by bushes. All these things will help in an emergency.

WEG is not an Island out here in Woodburn, it is a small city inside a larger city. We take care of each other and have survived yet another crisis. Thank you all for making this a strong committed HOA community.

Additions or correction to Agenda.

Director Hepburn Added a committee report and motion.

Director, Kilgore added Changes to agenda committee reports and added New Business and Unfinished Business. Add Web back under Communications and Publications in Committee Reports.

Director Kilgore,

I move to approve the agenda as amended.

Motion approved.

Director, Kilgore, I move to approve the Minutes of the General Board Meeting Minutes,

January 26,2021.

Motion approved.

Treasurer’s Report:

Treasurer’s Report:

These balances were reconciled with the bank balances as of January 31, 2021.

Operating account balance: \$834,203

Reserve account balance: \$709,868

Rv Lot fund: \$37,569

Cart path fund: \$45,945

Accounts Receivable total: \$394,238.

Portion of A/R current: \$369,443

Portion of A/R past due: \$24,795.

I move to approve the Treasurers report.

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

Homeowners #1108, 1120, & 838 object to Treasurer’ Tree Motion.

Reconvene Meeting.

Committee Reports and motions.

Treasurer; Director, Linda Hepburn.

I move to approve \$48,000.00 from Operating emergency funds to complete current golf course repair work.

Seconded and approved.7 yeas 2 no.

Discussion:

In 2017 the sewer line suffered a catastrophic failure and had to be replaced. This \$130K expense had to be taken from Operating because the infrastructure is not covered under insurance. The devastation from the recent ice storm on the golf course trees has been extensive, with 4 conifers lost on the front nine along with all birches and poplars destroyed. The \$40K we had budgeted for tree work this year has gone to repairing the back nine and should be completed end of business March 3rd. The front nine could take approximately two more weeks using climbers, and 8 labor resources 7 days a week, on the chippers. The trees are also considered “infrastructure” as they are not fixed assets, so we need these funds to complete the work and the monies must come from the operating account.

Budget Committee, Director, Linda Hepburn.

The budget review committee met on February 25th to begin evaluating the financial records. We looked at 2020 and January of 2021. Good questions were raised, and we will continue to follow up on the answers next month. We will be meeting monthly and assessing the current income and expense figures to look for anything out of the range of normal and comparative to the budget. Our site manager also attended this meeting and was able to share some insightful and critical insights and decisions that are saving us money. We will be presenting a more detailed report to be presented at the April board meeting for the first quarter of the year. Any board members with questions after that review will be addressed by myself and my committee in the coming months.

As of Feb 24th, we have received notice that the PPP grant/loan has been totally forgiven by our bank and can now be reclassified on our books as income. Our staff did on excellent job of documentation of those funds and reporting to the feds so that we had no liability of any portion of the monies received. This program was necessary for this company to meet expenses and to stay as close as possible to our budget during difficult times.

count

Activities: Director, Sharyn Cornett.

Architectural and RV Lot: Director, Gene Nemish.

Motions.

Motion #1

I move to make the existing \$50 clean-up deposit refundable for the members-associates who rented their RV space before 01-01-2021. Refunded only when the space is clear of any debris or hazardous material. Any hazardous material or environmental clean-up costs will be the member(s) responsibility.

Motion seconded and approved.

Motion #2

The \$100 clean-up charge will be treated as a fee and that money will be added to the RV reserve fund to maintain the RV lot. Any hazardous material or environmental clean-up costs will be the member(s) responsibility.

Motion amended, remove “added to RV Lot Fund. Seconded and approved.

Motion 2 approved as amended.

Golf: Director, Larry Jones.

House: Director, Randy Soelberg.

Motions for February 23, 2021 (Meeting postponed until March 2, 2021)

Motion 1:

I move to accept the house committee members of Phil Balogh, Walt VanReen, and Frank Jameson as advisory. Seconded and approved.


Motion 2:

I move to accept the bid of \$2700.00 with a contingency of \$250.00 for a total


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of \$2950.00 to complete the kitchen work in the dining / auditorium consisting of the following:

1. Install a new commercial grade dishwasher.

2. Install a commercial grade garbage disposal.

3. Upgrade to the sink portion of the plumbing.

4. Modify the cabinets to make room for the dishwasher.
- Motion seconded withdrawn.
- Publications/Communications:** Director, Sherman Lackey.
- No Meeting or Report
- Rules:** Director, Carol Bolton.
- 3-2-21 Motions by Rules Committee**
- 1 Director Carol Bolton: **I withdraw 2021-0126 Bylaw #5.5-2 Recording of Meetings.**

2 Director Carol Bolton: This motion was tabled at the last meeting. **I move to APPROVE 2021-0126 R&R 13.4 Clean-Up Deposit**
There will be a non-refundable clean-up fee for the space obtained. Any hazardous material or environmental clean-up costs will be the member(s) responsibility.
Seconded and approved.

3 Director Carol Bolton: This motion was tabled at the last meeting. **I move to APPROVE 2021-0126 R&R 13.9 Member Termination of Space with the following:**
By permanently removing their unit(s) and leaving the space clean.
Seconded and approved.

4 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP 1.1.2 to be deleted.**
Seconded and approved.

5 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP 1.1.3 to be deleted.**
Seconded and approved.

6 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP 2.4 Golf Committee.** The Golf Committee Chairperson is the Board member with oversight of the playability the of golf course by soliciting monthly input from the Greens meeting, operations, and maintenance.
Seconded and approved.

7 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP 2.9.2-A: Directors and Budget.** All Board of Directors committee chairs will assist the Treasurer and the budget Committee in the preparation of an annual departmental budget for operating revenues, expenses, and capital expenditures.
I move to amend, take out Manager and replace with Treasurer. Seconded and approved.
Seconded and approved as amended.

8 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP 2.10.6 to be deleted.**
Seconded and approved.

9 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP 5.2 In Publications.**
In the 1st sentence add Articles or Advertisements of any form that are deemed to be in poor taste or offensive in the opinion of the editor of the News & Views, the editor of the Phone Directory, or the Board member having oversight of publications, will not be accepted for publications.
Seconded and approved.

10Director Carol Bolton: **I move to APPROVE 2021-0302 RV LOT SPACE RENTAL FORM.**
Seconded and approved.

11 Director Carol Bolton: **I move to APPROVE 2021-0302 SOP document of rules be put on the website.**
I move to amend and add with March 02,2021 approved motions.
Seconded and approved.
I move to approve as amended. Seconded and approved.
- Board Member;** George Allan
- New Member:** Included in Activities report
- Unfinished Business.**
- New Business.**
- Director Kilgore;** Add the Treasurer’s Budget Committee report to Committee Reports.
- Change Director Allen’s From Web Committee to Board Member.
- Recess to open mike:**
- 1108 Spoke to the \$100 RV Lot fee. Spoke to the telephone system capabilities needed looking into.
502. Spoke about the phone system.
- Reconvene meeting.**
- Adjourn meeting.**
- Next General Board Meeting, March 23, 2021 1:30 pm.**
- Committee Reports**
- Budget Committee,** Director Hepburn.
- The budget review committee met on February 25th to begin evaluating the financial records. We looked at 2020 and January of 2021. Good questions were raised, and we will continue to follow up on the answers next month. We will be meeting monthly and assessing the current income and expense figures to look for anything out of the range of normal and comparative to the budget. Our site manager also attended this meeting and was able to share some insightful and critical insights and decisions that are saving us money. We will be presenting a more detailed report to be presented at the April board meeting for the first quarter of the year. Any board members with questions after that review will be addressed by myself and my committee in the coming months.
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- count.
- Activities: Director Cornett**
- Activity report for March 2, 2021
- Scavenger hunt will be in N/V soon with instructions and pictures to find.
- Continuing to work on new member packet.
- Dining hall meeting next week.
- Working on ideas of celebration for Anniversary year

We our missing our megaphone so if anyone find it please let us know.
Thank you, Sharyn.

Golf: Director Jones,
Greens Committee Meeting was called to order at 9:00am in the Golf Lounge. The following members were present Sally Carter, Len Westphal, David Robinson & Mark Jorgenson present.

Due to Covid-19 restrictions we were limited to a maximum of 6 participants.

I started the meeting by informing that I would be getting together with Director Sherman Lackey and asking that as our tournament schedule goes forth that we included the tournaments sponsor’s.

name on our website site and in our Bugle Blast notifications.

We then discussed the removal of the balance of the Poplar Trees. Currently, we are looking at either a 2- or 3-year program for the removal process. I will be working with our General Manager and our Treasurer to put together a program that can be put together.

This month I was in contact with Gretchen Yoder from the OGA. She is responsible for the statewide USGA golf course certification. I wanted to make sure that with all the trees that we are removing will this affect our course rating. The good news is that we will not be required add any new trees to be planted. We are in the process of checking with the City of Woodburn to see if they will require, WE&G to add any trees.

Mark Jorgensen announced that we have successfully sold the 5 golf carts that we replaced with new carts that we purchased last year. We are searching right now for pricing for Golf Cart Covers to install on a portion of the new fleet of Golf Carts.

I want to remind all of you golfers that we will start posting our scores for the 2021 golf year. Also, make sure you that have paid your dues and that you have your Women's Club and Men's Club fees paid for.

Finally, we had to make a change in our voting members for the Greens Committee. Len Westphal has agreed to replace Russ Krussow in that position.

Architectural/RV; Director Nemish
Gene, Mike, and Jack attended

Discussion was held on RV lot vehicle inspection for current license plates and make aa decision that vehicle can move under power to facilitate RV lot maintenance needs.

Discussion of motions to be presented to the board at the Feb. 23rd meeting. Postponed to March 2nd due to Silver thaw damage.

Treasurer, Director Hepburn
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Rules Committee, Director Bolton.
Rules Committee meets every first and second Tuesday of the month. In February we met on February 2 and February 9th. Meetings are held at 4:00 pm and normally last about one hour. This month our focus was on the SOP document. We have presented this document to be approved to post to the website.

Rules & Regulations document has been sent to Dawn Cole, Larry Jones, Mark Jorgeson and Randy Solberg. Dawn Cole has returned her document. Larry Jones and Mark Jorgeson as nearly complete with their document. I am waiting to hear back from Randy Solberg. Three new complaints were received in February. All three complaints are closed.

House Committee, Director Soelberg,
I am still waiting for the structural engineering for the gazebo. The House committee met on February 2, 2021 to discuss what is happening with house projects. There is nothing else to report.



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