

# News & Views

Official Publication of Woodburn Estates & Golf



Regular Board Meeting 4th Tuesday of Each Month • All ads and articles are published on a space available basis

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www.woodburnestatesgolf.com • Main Office 503-982-1776 • N&V Office 503-981-3313

Friday, July 8, 2022

## Happy Birthday, Bernadine



by N&V Staff

WEG resident, Bernadine Lyle Maynard, turned 104 on Saturday, June 25th. She was born in Wisconsin in 1918. The town of Staford where she was born no longer exists. Bernie moved to the Estates in May of 2004 from her home in Canby where she lived for 33 years. Her passions have been dancing, playing bridge, swimming, and gardening. Bernadine is widowed and the mother of four children, Claudia, Kenneth, Patrick and Michael. Her son Patrick has lived with her and looked after his mother since August 2009.

Bernie has traveled extensively worldwide due to her husband's construction occupation which included living in two foreign countries. Of all the locations Bernie has lived, Woodburn Estates is among her favorite and she considers living here a real privilege.

## YARD SALE, LEMONADE & FIRE DEPARTMENT



by Codie Dumond

What could be better on a hot day of browsing yard sales, than a cold glass of fresh squeezed lemonade and homemade cookies and muffins? That's what was going on over on Jansen Way. Proceeds from the goodies sales were happily donated to Woodburn Fire Department. With so much foot traffic due to so many community yard sales, it didn't take long to raise \$150 from the treat table. We love our Fire Department that does so much to help the Woodburn Estates residents and community!

What a successful weekend for all of us who had yard sales! We were able to beat the heat and have such a great time visiting with neighbors and making new friends!

Woodburn Estates & Golf®

## coffee hour

July 7th GameShow **MAJORITY RULES**

July 14th Play by **WRINKLE CITY PLAYERS**

July 21st Music by **JAROD JENKINS**

July 28th Music by **MICHELE MAUPIN**

Thursdays at 9:30 in the Auditorium  
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Performers listed are subject to change without notice.



## Show AND Shine Car Show



Sunday July 10<sup>th</sup> 2022 10:00 am to 2:00 pm

No entry fee, No prizes, No raffles, No categories or age requirements!

Free to the public

If you live in the Estates, just dust your car off and bring it out for us to see. Share your car's history with us so we can all get acquainted with you and your vehicle.

There are no sponsors. This is just an opportunity for us car enthusiasts to get together.

Show cars will be in the East lot. Visitor parking in the West lot please.

Contact Jim Hoover (503-258-7257) or Lowell King (503-550-1557) for more information.



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# CLASSIFIEDS

Next Publication of NEWS & VIEWS

July 22, 2022

Deadline for Articles, Thursday, July 14, 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](mailto:nv@WoodburnEstatesGolf.com).

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

FOR SALE: Craftsman heavy duty wheelbarrow for sale. \$30.00. Contact 916-759-6908.

WANTED: Looking for bedroom closet doors 6 ft. Call 916-759-6908.

FOR SALE: Pedestal dining table with 1 leaf. Table 65 x 44, leaf 44 x 24. Call Larry at 702-677-1393.

FOR SALE: Baby yellow & green Parakeets, \$20; Zebras Finches, \$20. Call 503-982-3119.

FOR SALE: Health Rider exercise equipment \$100 Call 503-740-8499.

## Over 80 Tournament Results

### Men's Division:

Low Gross Ron Aiken 36

Total Net:

Frank Morrison 30

Peter White 31

Jerry Briles 31.3

Lon Reed 32

Larry Dencer 32.5

Thank you to McCully Realty for sponsoring this tournament.

### Women's Division:

Low Gross Sharon Hoyt 42

Total Net:

Kathy Holland 34

Janice Aiken 34.4

## 2022 Men's Club Handicap Champion

by Steve Krieg

2022 Men's Handicap Championship was held June 9 & 16, 2022. 36 holes.

Steve Krieg 1st place

Larry Jones 2nd place

Leonard Westphal 3rd place

## Women's Horse Race



by Paula Kilgore

Saturday, June 25th was day of the Women's Horse Race. It was beautiful weather and we had lots of spectators and even some walkers enjoying the weather, the game, and refreshments.

### Winners

1st - Denise Holloway & Terri Smith  
2nd - Donna Jentzen & Karen Halter  
3rd - Carolyn Forrest & Vickie Hibberd  
4th - Sheila Hawn & Carol Bettendorff



Georgette Rehfeld and Bunny Buckwalter (l-r) ran the Women's Horse Race betting pool from the Pro Shop

## News & Views

N&V Office: 503-981-3313 • Main Office: 503-982-1776

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Editor and Advertising: Kim Farquharson

Advertising Sales: Stan Hiller

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Volunteers are always needed to help with preparation of copy, proofing, and delivery. 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.

### Disclaimer

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MINUTES OF THE  
WOODBURN ESTATES & GOLF  
BOARD OF DIRECTORS  
MEETING

Auditorium (and Zoom) • May 24, 2022 • 6 p.m.  
(Approved June 28, 2022)

<b>Sharyn Cornett</b> <i>President</i> <i>Director</i> Activities	<b>Gene Nemish</b> <i>Director</i> Architectural/RV/ Real Estate
<b>Carol Bolton</b> <i>Vice President</i> <i>Director</i> New Members <i>Secretary</i>	<b>Sherman Lackey</b> <i>Director</i> Marketing PC
<b>Phil Balogh</b> <i>Treasurer</i>	<b>Dennis Griffiths</b> <i>Director</i> House
	<b>Jaime Rodriguez</b> <i>Director</i> Rules & Regulations
	<b>Ken Bourne</b> <i>Director</i> Golf/Greens

Call to Order: 6:00 pm  
**Establish a quorum:** Sharyn Cornett, Carol Bolton, Phil Balogh, Sherman Lackey, John Venner, Jaime Rodriguez, and Ken Bourne. Not present with notice – Kim Farquharson  
**Pledge of Allegiance**  
**Reading & Approval of Minutes of Special Open Meeting May 10**  
**President’s Address and Presentation**  
**General Manager’s Report:**  
**Reports of Officers, Boards and Standing Committees:**  
**Treasurer/Budget Committee Report - Treasurer Phil Balogh**  
**May 24, 2022**  
**WOODBURN ESTATES AND GOLF**  
**TREASURER AND BUDGET COMMITTEE REPORT**  
**5-24-2022**  
Operating Funds: \$645,215  
Reserve Fund: \$886,501  
Working Capital Fund: \$169,670  
RV Lot Fund: 16,817  
Budget Committee met on May 18, 2022.  
Reviewed April profit and loss statements. Revenues are tracking about \$50,000 under annual budget. Problem areas are Golf Memberships, and Rental revenues (RV lot and room rentals). Expenses are tracking on budget except Maintenance costs are high. It is still early to draw conclusions, but we are monitoring.  
Reserve Fund: Total of Reserve Fund and Working Capital Fund: \$1,036,171  
Year to date  
Working Capital Fees are at \$171,002. We have lost \$22,030 in investment income.  
These funds are performing well, and we will need these funds to solve the pool/spa issues.  
Motion to Approve the Financial Report: Seconded and Approved.  
Adjourn to Open Mic - Members Comments for Motions only  
Reconvene Meeting  
**New Business – Presentation of Motions**  
**New Business:**  
**Motion #1:**  
Carol Bolton, Vice President 2022-0524 Motion to post: 05-24-2022 – Rules & Regulations Section 19. Enforcement of Rules. Seconded and passed.  
Carol Bolton, Vice President 2022-0524 Motion to post: 05-24-2022 – Rules & Regulations Section 19.1 To that end, the Rules Chairperson should have a detailed understanding of the Declaration of Restrictions, Articles of Incorporation, Bylaws, Enforcement Resolution, Standard Operating Procedures and the Rules & Regulations. Seconded and passed.  
**Motion #2:**  
John Venner, Director 2022-0524 Motion to approve Marilyn Sbardellati to the House Committee. Seconded and passed.  
**Motion #3:**  
Director Jaime Rodriguez: I move to post 2022-0524 Rules & Regulations #15.3-2 Owners are responsible for care of all sides of their shrubbery and foliage to ensure that it does not invade their dwelling, garage, and their neighbor’s property. See Declaration of Restrictions III. Seconded and passed.  
**Motion #4:**  
Director Jaime Rodriguez: I move to post 2022-0524 Rules & Regulations the following changes for Rules & Regulation under 15.6 Lot Structure:  
**Renumber R&R 15.6-2 to 15.6-3**  
**Renumber R&R 15.6-1 to 15.6-2**  
ADD R&R 15.6-1 Failure to maintain exterior of dwelling and/or garage.  
This would include siding, roof, windows, and paint. Seconded and passed.  
**Motion #5:**  
Director Jaime Rodriguez: I move to approve 2022-0524 SOP Exhibit A #1 following change:  
#1 Using a Lot for non-residential purposes in violation of Senior Estates Golf and Country Club documents.  
\$—500 \$ 150 – 1st offense or notice  
\$1,000 \$ 250 – 2nd offense or notice  
\$1,500 \$ 350 – 3rd and successive offenses or notices  
This motion was tabled and sent back to Rules Committee.  
**Motion #6:**  
Director Jaime Rodriguez: I move to approve 2022-0524 SOP Exhibit A #5 following changes:  
#5 Driving Golf Carts on common grounds without current Cart Tags.  
\$100 \$ 15 – 1st offense  
\$200 \$ 25 – 2nd offense - adjusted \$50  
\$300 \$ 35 – 3rd and successive offenses - adjusted \$100. Seconded and passed.

**Motion #7:**  
Director Jaime Rodriguez: I move to approve 2022-0524 SOP Exhibit A #7 following changes:  
#7 Failure to maintain exterior of home dwelling and/or garage in compliance with Senior Estates Golf and Country Club documents.  
\$—500 \$ 150 – 1st offense or notice  
\$1,000 \$ 250 – 2nd offense or notice  
\$1,500 \$ 350 – 3rd and successive offenses or notices  
Adjourn to Open mic for Members Comments  
Reconvene meeting  
**Announcement for Next Meeting –**  
**June 28, 2022, at 1:30 pm in the Auditorium**  
**Meeting Adjourn**

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Treasurer	Phil Balogh	treasurer@woodburnestatesgolf.com
Secretary	Kim Farquharson	secretary@woodburnestatesgolf.com
House	John Venner	house@woodburnestatesgolf.com
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Golf	Ken Bourne	golf@woodburnestatesgolf.com
Architectural/RV	Gene Nemish	arch-rv@woodburnestatesgolf.com
Rules	Jaime Rodriguez	rules@woodburnestatesgolf.com



# Woodburn Estates & Golf Board

## HOUSE COMMITTEE

Summary of House Committee Report from BOD Meeting:  
Director John Venner  
June 28, 2022

House Committee Report - June 23, 2022  
Northwest Geotech will be doing a comprehensive study starting July 7 to find what can be done to save our pool and spa areas. Once we receive the report, we will determine a starting point to move forward with repair or replacement. The globe lights in the auditorium have been replaced with energy saving LED lights which will help with our electric bill. The chair room project is now complete, with the exception of the sensors which should be installed by the time of this reading. We have found that the roof over the restaurant needs to be replaced. We will be getting bids sometime this coming week. Please, remember we are dealing with facilities built in the 60's and 70's. Your house committee is committed to doing our best to keep the "ship" afloat. More information: [House@woodburnestatesgolf.com](mailto:House@woodburnestatesgolf.com)

## RULES AND REGULATIONS

Summary of Rules and Regulations  
Committee Report from BOD Meeting:  
Director Jaime Rodriguez  
June 28, 2022

The Rules committee met on June 10th and 17th to catch up on some complaints submitted from May 24th to June 10th. Several letters have been sent regarding street parking and non-owner occupancy which has been causing multiple disturbances and calls to police for activities past 10pm. Rules continues to receive multiple complaints regarding unkept yard maintenance of vacant homes whose sales are pending and/or abandoned. The Rules committee will be meeting 2x a month to get complaints resolved sooner starting in July and the Rules committee wishes urgent Executive Session meeting due to some Rules needing BOD approval before sending out letters as a first warning prior to sending 1st fines. Also, the committees is asking for more guidance from GM and BOD President in vetting and resolving some complaints involving WEG owned property. More information: [Rules@woodburnestatesgolf.com](mailto:Rules@woodburnestatesgolf.com)

## TREASURER/BUDGET REPORT

Summary of Treasurer and Budget Report from BOD Meeting:  
Director Phil Balogh  
June 28, 2022

Budget Committee met on June 21  
We discussed future reporting needs that the budget committee needs from the management staff. This includes a monthly budget result as well as a year-to-date financial result. Cash Flow and budget projections. Reserve Fund project reporting.  
2021 audit is just getting underway by Perkins Co.  
We reviewed Reserve Study budget items, identifying those that will need to be accomplished this year and those on hold or are not needed in the near future. Results are attached. Even though we will need considerable, and yet unknown funds to complete the pool/spa project, we will still need to maintain the Reserve Study items.  
Reviewed and Discussed Profit and Loss report. May had a loss of \$71,414, which beat a budget of projected loss of \$107,202. Remember 75% of our income comes in January and July, and they are the only months that show a positive margin.  
Currently we are running revenues of about 97% of budget, and expenses while high due to some seasonal costs project to be about on target.  
I have started to project year end Profit and Loss, and year end cash. Based on the first five months we project a profit of \$16,000 below our budget of about \$25,000 and ending cash of \$33,000. That is providing we stay on budget the remainder of the year. These margins are thin, and it wouldn't take much to go into the red. On the positive side, if we finish with a positive margin, that will be the first time in 7 years we have achieved that.  
This has presented some challenges, particularly the issue of less staffing over the last couple of years due to budget and the tight labor market. We are taxing staff and management. Long hours and an inability to have time for key services like preventative maintenance, project housekeeping, extended document reporting, etc. We are asking our staff to do things that used to be done by volunteers. We are being challenged for staff and will be more challenged in the future. This will have to be addressed in the coming couple of months. The management staff will be formulating plans to address these issues.  
I encourage us all to thank our staff for the work they do. We are all their employer, and I hope we can make this a very positive work environment. Employees have lots of options in the work force today, we want them to choose us and be able to recruit exceptional staff in the future. Word gets around the community if we are a good employer or not. Please keep in mind, a thank you for a job well done, motivates far more than criticism.  
More information: [Treasurer@Woodburnestatesgolf.com](mailto:Treasurer@Woodburnestatesgolf.com)

## ARCHITECTURAL/RV

Summary of Architectural/RV Report from BOD Meeting:  
Director Gene Nemish  
June 28, 2022

Committee met on June 8th, at 1:30PM.  
Attendees: Marti, Larry, Mike & Jack.  
Topics: RV Lot issues and Architectural Request forms.  
**Security Alarm System** had failed due to failure of one of the Infrared Security System control boxes. Cost for repair of the system was \$640 for the replacement control box with a labor charge from Limited Energy Electricians of \$790.  
**Security Camera System failure**, discussion of repair options was held. We have 3 proposals and discussed which would be the best one to accept. Decision after the discussion was to go with Integrated Solutions proposal as it would be higher quality equipment and would allow us to grow the security camera system to cover more of the RV lot. NOTE: As the camera system grows to cover more of the lot, we can then dispense with the expensive Infrared Alarm System.  
**Completed Architectural Requests:** The majority of requests are not called into the WEG office when the work is completed so the committee periodically must travel to homes for a look-see or call the homeowner to ask if the work is completed. We visit most of the homes to verify completion of each approved request. Actions taken were to split the uncompleted requests between the committee members to verify completion. Completed requests are then filed in each homeowner's lot records  
End of meeting  
Note: On June 14th at 6am our employee Jim Taylor saw an intruder inside the RV lot. This person ran and jumped the fence on the freeway side where the barbed wire was cut. He got away with an accomplice who was waiting in a pick-up truck. As there was no alarm, the intrusion had to happen after 5am. Alarm system is turned off at that time for our summer hours.  
More information: [Arch-rv@woodburnestatesgolf.com](mailto:Arch-rv@woodburnestatesgolf.com)

## NEW MEMBERS/REAL ESTATE

Summary of New Members / Real Estate from BOD Meeting:  
Vice President Carol Bolton  
June 28, 2022

More Information: [VP-membership@woodburnestatesgolf.com](mailto:VP-membership@woodburnestatesgolf.com)



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ACTIVITIES COMMITTEE

Summary of Activities Committee from BOD Meeting:  
President Sharyn Cornett  
June 28, 2022

The Activities Committee met to discuss life here at WEG. Remember that we have air conditioning here at WEG and that it can be a respite cooling station for you during these hot temperatures. Just come on over! Sit right down and take a little rest. Covid status may affect plans here. However, we are still planning the “Summer Concert Series” in August. We are planning the “Hot August nights with Mark Stevens as Elvis”. The price will be a nonperishable food item donated for AWARE food bank. No food will be served. We are planning “Summer Picnic” which will include food from Cascade Park. Remember “National Night Out” on August 2. Registration forms will be in office and at resource table. So, take one, sign up if you want police and Fire to stop by. Get to know your neighbors. We sent ‘thank you’ notes to Woodburn Ambulance for the Booster clinic that went very well. Coffee Hour is getting larger numbers. We have reduced the numbers of tables for now. Thank you all for coming. This weekly event takes about 8 people to provide coffee, donuts, entertainment, and social conversation for you. Thank you all for help with chairs. We now have bright yellow name tags so you can identify all the volunteer helpers – thank them for all their efforts in your behalf. It takes a village to raise seniors.!!! Help stacking the chairs is great. The Fall breakfast is still just a thought – in 30 days, we will decide whether to have or not. It depends on the state of the state or county. We also want to plan a “Christmas Love Santa” event in December. Please watch and read the *News & Views* for details. More information: [President@woodburnstatesgolf.com](mailto:President@woodburnstatesgolf.com)

GOLF

Summary of Golf Committee Report from BOD Meeting:  
Director Ken Bourne  
June 28, 2022

The first couple of weeks of June started out the same as the previous month with rain and wet conditions playing havoc with golf activities and golf course maintenance. The weather we have had this spring and early summer has made scheduling of events and upkeep of the golf course challenging. The ladies Rose-a-Rama was held on June 4th under wet conditions. The ladies fought thru the rain and completed the tournament with very few problems. The mixed Tournament scheduled for June 11th was canceled due to rain and rescheduled for August. The second day of the Men's Handicap Tournament on June 16th was proposed due to wet conditions and moved to the 23rd of June. The event was concluded this week and I am proud to announce that Steve Krieg is the 2022 Handicap Champion. The Golf Maintenance crew has had their hands full trying to keep the course in playable conditions. Thanks go out to Dave Robinson and his grounds crew for adjusting their work assignments because of the weather and being shorthanded. The Greens Committee met on June 13th and the focus of discussion was the weather and conditions. On a positive note, a bright object was seen this week in the sky, could it possibly be the sun. The forecast is to be in the 90's for the next few days. Maybe summer is here. The ladies Handicap Tournament was held on June 15th and 22nd and this years' winner was Vicki Lambert. The Women's Horserace was held on June 25th with hot weather. This years' winners were Terri Smith and Denise Holloway. More information: [Golf@woodburnstatesgolf.com](mailto:Golf@woodburnstatesgolf.com)

MARKETING PC

Summary of Marketing PC Committee Report from BOD Meeting:  
Director Sherman Lackey  
June 28, 2022

The marketing PC committee met June 8 and discussed various topics. The following decisions were made: The *News & Views* format will remain 4 columns, but pages will appear as three columns. Free ads will be set to a two column X 4-inch size, no exceptions. The look of the Bugle blast will be Bugle Blast logo – content – WEG logo and a link to the WEG Facebook page. The committee proposes 4 motions. The committee is tasked with creating an ad billing structure that offers incentives to our advertisers while at the same time providing income to publish the *News & Views*. Our website hosting package, and the plug-ins that make it run, allow for the electronic filing of forms. While the complete set of forms are available on the WEG website for members to print out, fill out and manually turn in, they are not electronically fileable. We would like to make the forms available to fill out and submit electronically. More information: [publications@woodburnstatesgolf.com](mailto:publications@woodburnstatesgolf.com)

Lady Putters

by Barb Knox

June was a great month for Lady Putters, weather cooperated, and the ladies scored several hole-n-ones. Three Ladies received recognition for accumulating 5-hole-n-ones, Judy Taylor, Micki Harrison, and Sandy Alsbury. Good job, everyone. I'm sure July will be as great as June with a lot more hole-n-ones and shouting. July 25 will be the day we invite men to join the ladies, with a luncheon to follow. Always a fun day. Good luck to everyone.

AARP Smart Driving Class

by Georganne Pfnister

AARP is hosting the AARP Smart Driving Class on July 13th and 14th from 9 a.m. - 12 p.m. in the conference room. AARP Members fees are \$20 and non-members are \$25. Please call the office to register.

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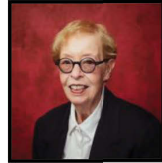




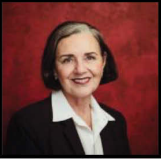
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BOARD OF DIRECTORS  
MEETING

Auditorium (and Zoom) • June 28, 2022 • 1:30 p.m.  
(Approved June 28, 2022)

<b>Sharyn Cornett</b> <i>President</i> <i>Director</i> Activities	<b>Gene Nemish</b> <i>Director</i> Architectural/RV/ Real Estate
<b>Carol Bolton</b> <i>Vice President</i> <i>Director</i> New Members	<b>Sherman Lackey</b> <i>Director</i> Marketing PC
<i>Secretary</i>	<b>Dennis Griffiths</b> <i>Director</i> House
<b>Phil Balogh</b> <i>Treasurer</i>	<b>Jaime Rodriguez</b> <i>Director</i> Rules & Regulations
	<b>Ken Bourne</b> <i>Director</i> Golf/Greens

Call to Order: 1:35 pm  
**Establish a quorum:** Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Jaime Rodriguez, and Ken Bourne. Absent with Notice: John Venner  
**Pledge of Allegiance**  
**Reading & Approval of Minutes of BOD Meeting May 24, 2022**  
**Executive Session June 3, 2022**  
**Executive Session June 28, 2022**  
**President’s Address and Presentation**  
**Interim General Manager’s Report:**  
**Reports of Officers, Boards and Standing Committees:**  
**Treasurer/Budget Committee Report - Treasurer Phil Balogh**  
**WOODBURN ESTATES AND GOLF**  
**TREASURER AND BUDGET COMMITTEE REPORT**  
**JUNE 28, 2022**  
SUBMITTED BY Phil Balogh, Treasurer  
Balances:  
Operating Fund: \$577,913  
Working Capital Fund: \$238,708  
Reserve Fund: \$876,037  
Budget Committee met on June 21  
We discussed future reporting needs the budget committee needs from the management staff. This includes a monthly budget result and well as a year-to-date financial result. Cash Flow and budget projections. Reserve Fund project reporting. 2021 audit is just getting underway by Perkins Co.  
We reviewed Reserve Study budget items, identifying those that will need to be accomplished this year and those on hold or are not needed in the near future. Results are attached. Even though we will need considerable, and yet unknown funds to complete the pool/spa project, we will still need to maintain the Reserve Study items.  
Reviewed and Discussed Profit and Loss report. May had a loss of \$71,414, which beat a budget of projected loss of \$107,202. Remember 75% of our income comes in January and July, and they are the only months that show a positive margin.  
Currently we are running revenues of about 97% of budget, and expenses while high due to some seasonal costs project to be about on target.

I have started to project year end Profit and Loss, and year end cash. Based on the first five months we project a profit of \$16,000 below our budget of about \$25,000, and ending cash of \$33,000. That is providing we stay on budget the remainder of the year. These margins are thin, and it wouldn’t take much to go into the red. On the positive side, if we finish with a positive margin, that will be the first time in 7 years we have achieved that.

This has presented some challenges, particularly the issue of less staffing over the last couple of years due to budget and the tight labor market. We are taxing staff and management. Long hours and an inability to have time for key services like preventative maintenance, project housekeeping, extended document reporting, etc. We are asking our staff to do things that used to be done by volunteers. We are being challenged for staff and will be more challenged in the future. This will have to addressed in the coming couple of months. The management staff will be formulating plans to address these issues.

I encourage us all to thank our staff for the work they do. We are all their employer, and I hope we can make this a very positive work environment. Employees have lots of options in the work force today, we want them to choose us and be able to recruit exceptional staff in the future. Word gets around the community if we are a good employer or not. Please Keep in mind, a thank you for a job well done, motivates far more than criticism.

Motion to Approve the Financial Report: Seconded and Approved.  
Adjourn to Open Mic - Members Comments for Motions only  
Reconvene Meeting  
**New Business – Presentation of Motions**  
**MOTION #1 President Sharyn Cornet:** I move to approve the creation of a management team Administrative Operations Manager, Financial Manager, Facilities Manager **Seconded and Passed**  
**MOTION #2 Treasurer Phil Balogh:** I move we transfer Reserve Funds of \$7,130.90 to Operating Fund for payment of Golf Course maintenance equipment and partial payment of Chair Room roof repair. **Seconded and Passed**  
**MOTION #3 Treasurer Phil Balogh:** I move to add Mike Hepburn to the Finance Committee. **Seconded and Passed**  
**MOTION #4 Secretary Kim Farquharson:** I move that all Board of Directors meetings be live-streamed on Zoom in addition to the in-person meeting. **Seconded and Passed**  
**MOTION #5 Secretary Kim Farquharson:** I move to approve a schedule for the time of the Board of Directors meetings for the next 4 months to allow opportunity to adjust schedules to facilitate attendance if so desired. **Seconded and Passed**  
**MOTION #6 Director of Activities Sharyn Cornett:** I move to allow the delineation the following areas for pickleball play: 1 pickleball court in the dining room and 2 pickleball courts in the auditorium following conditions outlined in the discussion. **Seconded and Passed**  
**MOTION #7 Director Sherman Lackey:** I move to approve 2022-0628 form Application to Rent Facilities by removing the line “2nd check deposit held and returned after cleaning” **Seconded and Passed**  
**MOTION #8 Director Sherman Lackey HOA Director Marketing PC Committee.** I move to Approve the allowing the sharing of the income generated by inserts in the *News & Views* with other groups associated with the Woodburn Estates and Golf. **Tabled indefinitely**  
**MOTION #9 Director Sherman Lackey HOA Director Marketing PC Committee.** I move to approve the allowing of paid advertising on the electronic reader boards as long as the advertiser advertises in the *News & Views*, or the directory, and signs a contract for such a service. **Tabled indefinitely**  
**MOTION #10 Director Sherman Lackey HOA Director Marketing PC Committee.** I move to approve to give the Marketing PC Committee the ability to look at alternatives to printing the *News & Views* using other services than what we currently use. **Seconded and Passed**  
**MOTION #11 Director Carol Bolton:** I move to approve 2022-0524 Rules & Regulations #19 The Rules Chairperson is the principal Board member in the matter of formulating or revising the various Association rules, regulations, **enforcement resolution**, and standard operating procedures. **Seconded and Passed**  
**MOTION #12 Director Carol Bolton:** I move to approve 2022-0524 Rules & Regulations #19.1 Detailed Understanding to that end, the Rules Chairperson should have a detailed understanding of the Declaration of Restrictions, Articles of Incorporation, Bylaws, **Enforcement Resolution**, and Standard Operating Procedures. **Amended to remove the word ‘Detailed’ and ‘detailed’.** **Seconded and Approved as amended**  
**MOTION #13 Director Jaime Rodriguez:** I move to approve 2022-0524 Rules & Regulations #15.3-2 Owners are responsible for care of all sides of their shrubbery and foliage to ensure that it does not invade their dwelling, garage, and their neighbor’s property. See Declaration of Restrictions III. **Seconded and Passed**  
**MOTION #14 Director Jaime Rodriguez:** I move to approve 2022-0524 Rules & Regulations under 15.6 Lot Structure:  
**Re number R&R 15.6-2 to 15.6-3**  
**Re number R&R 15.6-1 to 15.6-2**  
**ADD R&R 15.6-1** Failure to maintain exterior of dwelling and/or garage. This would include siding, roof, windows, and paint. **Seconded and Passed**  
**MOTION #15 Director Jaime Rodriguez** I move to un-table and approve 2022-0524 SOP Exhibit A #1 following change:  
#1 Using a Lot for non-residential purposes in violation of Senior Estates Golf and Country Club documents.  
\$—500      \$ 150 – 1st offense or notice  
\$1,000      \$ 250 – 2nd offense or notice  
\$1,500      \$ 350 – 3rd and successive offenses or notices **Seconded and Passed**  
**MOTION #16 Director Jaime Rodriguez:** I move to approve 2022-0524 SOP Exhibit A #5 following changes:  
#5 Driving Golf Carts on common grounds without current Cart Tags.  
\$0      \$15 – 1st offense  
\$50      \$25 – 2nd offense  
\$100      \$35 – 3rd and successive offenses **Seconded and failed.** **Roll call: 2 in favor; 6 against**  
Adjourn to Open mic for Members Comments  
Reconvene meeting  
**Introduction of the Management Team**  
**Reading & Approval of Minutes of BOD Meeting June 28, 2022**  
**Announcement for Next Meeting –**  
**July 26, 2022, at 6:00 pm in the Auditorium**  
**Meeting Adjourn**

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# CALENDAR (July 9-July 22)

**\*Any change of date, time, activity, or place must be made with the Office at 503-982-1776.**

**SATURDAY, JULY 9, 2022**

10:00 a.m. - 11:30 a.m. Paper Crafting - Craft Room  
11:00 a.m. - 12:00 p.m. Craft Fair Meeting - Conference Room  
12:00 p.m. - 2:00 p.m. Pickleball - Dining/Auditorium  
2:45 p.m. - 5:00 p.m. Water Volleyball - Swimming Pool  
4:00 p.m. - 9:00 p.m. Hand & Foot Card Game - Blue Room

**SUNDAY, JULY 10, 2022**

10:00 a.m. - 2:00 p.m. Show & Shine Car Show Cruise In - Parking Lot East  
1:00 p.m. - 4:00 p.m. Music Jammers - Auditorium  
1:00 p.m. - 4:00 p.m. Meet the Artist - Living Room

**MONDAY, JULY 11, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters - Craft Room  
8:30 a.m. - 9:15 a.m. Walking Club - Auditorium  
9:15 a.m. - 10:15 a.m. Yoga - Auditorium  
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat - Blue Room  
10:00 a.m. - 12:00 p.m. Pickleball Club - Dining Room  
10:15 a.m. - 11:15 a.m. Zumba - Auditorium  
11:00 a.m. - 1:00 p.m. Tai Chi (11a Advance, 12p Beginners) - Auditorium  
12:30 p.m. - 4:00 p.m. Bridge - Blue Room  
2:00 p.m. - 3:00 p.m. Water Aerobics - Swimming Pool  
5:00 p.m. - 8:00 p.m. Pickleball - Dining Room

**TUESDAY, JULY 12, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
9:00 a.m. - 10:30 a.m. Ping Pong - Dining Room  
10:00 a.m. - 10:45 a.m. Fitness Club - Auditorium  
10:00 a.m. - 12:00 p.m. Needlecraft - Card Room  
11:00 a.m. - 2:30 p.m. Uke-de-dos - Craft Room  
12:30 p.m. - 4:00 p.m. Progressive Hand & Foot - Blue Room  
2:45 p.m. - 5:00 p.m. Water Volleyball - Swimming Pool  
5:00 p.m. - 9:00 p.m. Poker Games - Card Room

**WEDNESDAY, JULY 13, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 9:15 a.m. Walking Club - Auditorium  
9:00 a.m. - 10:30 a.m. Ping Pong - Dining Room  
9:00 a.m. - 12:00 p.m. AARP Smart Driver Class - Conference Room  
9:15 a.m. - 10:15 a.m. Yoga - Auditorium  
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat - Blue Room  
10:00 a.m. - 12:00 p.m. Pickleball - Dining Room  
10:15 a.m. - 11:15 a.m. Zumba - Auditorium  
10:30 a.m. - 12:30 p.m. Crafts for Fun - Craft Room  
12:00 p.m. - 4:00 p.m. Double Deck Pinochle - Card Room  
12:00 p.m. - 1:00 p.m. Friends of Bill W. - Craft Room  
1:30 p.m. - 4:30 p.m. Wii Bowling - Auditorium  
2:00 p.m. - 3:00 p.m. Water Aerobics - Swimming Pool  
6:00 p.m. - 9:00 p.m. Bingo - Dining Room  
6:00 p.m. - 9:00 p.m. Pinochle Group - Blue Room

**THURSDAY, JULY 14, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters - Craft Room  
9:00 a.m. - 12:00 p.m. AARP Smart Driver Class - Conference Room  
9:30 a.m. - 11:00 a.m. Coffee Hour - Auditorium  
1:00 p.m. - 3:00 p.m. The Jazz Tones Practice - Auditorium  
1:30 p.m. - 4:00 p.m. Genealogy - Blue Room  
5:00 p.m. - 9:00 p.m. Poker Night - Card Room  
5:45 p.m. - 8:00 p.m. Water Volleyball - Swimming Pool  
6:00 p.m. - 9:00 p.m. Pinochle Group - Blue Room

**FRIDAY, JULY 15, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 9:15 a.m. Walking Club - Auditorium  
9:15 a.m. - 10:15 a.m. Yoga - Auditorium  
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat - Blue Room  
10:00 a.m. - 12:00 p.m. Pickleball Club - Courtyard  
10:15 a.m. - 11:15 a.m. Zumba - Auditorium  
12:30 p.m. - 3:30 p.m. Bunco - Craft Room  
12:30 p.m. - 4:00 p.m. Bridge - Blue Room  
2:00 p.m. - 3:00 p.m. Water Aerobics - Swimming Pool

**SATURDAY, JULY 16, 2022**

12:00 p.m. - 2:00 p.m. Pickleball - Dining/Auditorium  
2:45 p.m. - 5:00 p.m. Water Volleyball - Swimming Pool  
4:00 p.m. - 9:00 p.m. Hand & Foot Card Game - Blue Room

**SUNDAY, JULY 17, 2022**

**MONDAY, JULY 18, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 9:15 a.m. Walking Club - Auditorium  
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters - Craft Room  
9:15 a.m. - 10:15 a.m. Yoga - Auditorium  
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat - Blue Room  
10:00 a.m. - 12:00 p.m. Pickleball Club - Dining Room  
10:15 a.m. - 11:15 a.m. Zumba - Auditorium  
11:00 a.m. - 1:00 p.m. Tai Chi (11a Advance, 12p Beginners) - Auditorium  
11:00 a.m. - 1:30 p.m. Women’s Club Meeting - Dining Room  
12:30 p.m. - 4:00 p.m. Bridge - Blue Room  
2:00 p.m. - 3:00 p.m. Water Aerobics - Swimming Pool  
5:00 p.m. - 8:00 p.m. Pickleball - Dining Room

**TUESDAY, JULY 19, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
9:00 a.m. - 10:30 a.m. Ping Pong - Dining Room  
10:00 a.m. - 10:45 a.m. Fitness Club - Auditorium  
10:00 a.m. - 12:00 p.m. Needlecraft - Card Room  
11:00 a.m. - 2:30 p.m. Uke-de-dos - Craft Room  
2:45 p.m. - 5:00 p.m. Water Volleyball - Swimming Pool  
5:00 p.m. - 9:00 p.m. Poker Games - Card Room  
6:00 p.m. - 8:00 p.m. Pickleball - Dining/Auditorium

**WEDNESDAY, JULY 20, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 9:15 a.m. Walking Club - Auditorium  
9:00 a.m. - 10:30 a.m. Ping Pong - Dining Room  
9:15 a.m. - 10:15 a.m. Yoga - Auditorium  
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat - Blue Room  
10:00 a.m. - 11:30 a.m. Paper Crafting - Craft Room  
10:00 a.m. - 12:00 p.m. Pickleball - Courtyard  
10:15 a.m. - 11:15 a.m. Zumba - Auditorium  
12:00 p.m. - 4:00 p.m. Double Deck Pinochle - Card Room  
12:00 p.m. - 1:00 p.m. Friends of Bill W. - Craft Room  
1:30 p.m. - 4:30 p.m. Wii Bowling - Auditorium  
1:45 p.m. - 3:30 p.m. Home-Style Hymn Sing - Blue Room  
2:00 p.m. - 3:00 p.m. Water Aerobics - Swimming Pool  
6:00 p.m. - 9:00 p.m. Bingo - Dining Room  
6:00 p.m. - 9:00 p.m. Pinochle Group - Blue Room

**THURSDAY, JULY 21, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 2:30 p.m. Sr. Estates Quilters - Craft Room  
9:30 a.m. - 11:00 a.m. Coffee Hour - Auditorium  
5:00 p.m. - 9:00 p.m. Poker Night - Card Room  
5:45 p.m. - 8:00 p.m. Water Volleyball - Swimming Pool  
6:00 p.m. - 9:00 p.m. Pinochle Group - Blue Room

**FRIDAY, JULY 22, 2022**

8:00 a.m. - 9:00 a.m. Mermaid Aerobics - Swimming Pool  
8:30 a.m. - 9:15 a.m. Walking Club - Auditorium  
9:15 a.m. - 10:15 a.m. Yoga - Auditorium  
9:30 a.m. - 10:30 a.m. Ladies Laugh & Chat - Blue Room  
10:00 a.m. - 12:00 p.m. Pickleball - Courtyard  
12:30 p.m. - 3:30 p.m. Bunco - Craft Room  
12:30 p.m. - 4:00 p.m. Bridge - Blue Room  
2:00 p.m. - 3:00 p.m. Water Aerobics - Swimming Pool

**OFFICE CLOSED ON WEDNESDAYS**

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JULY 10th - FEATURED ARTIST

Faith Rockenstein

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