

Happy New Year

By Woodburn Dance and Social Club

There was a great turnout for the New Year's Eve dance party. Everyone had a great time dancing to the music of Billy and the Rockets. Plenty of good food to choose from. Stan Hiller took photos using the dance committee 2023 background.

The New Year 50/50 winner got a nice cash return with the other half going to the Pickleball Committee. The Halloween Dance 50/50 went to the Activities Committee.

At midnight, everyone blew their horns or kissed in the new year.

The Valentine's dance will be our next dance to plan for fun.



Ice Storm Mishap

By Kathy Martin

The Friday after Christmas ice brought us a FedEx truck sliding into our streetlight. It fell in our front yard and missed our car by about a foot. No one was hurt and no loss of utilities other than the streetlight itself.

Tuesday's windstorm brought down some big branches from our backyard tree. Lots of work to do, but no real damage, no loss of utilities, and no one was hurt!

We feel like the luckiest, unlucky people around. So much to be grateful for!!

Chili Cook-Off Heats Up Again

By Steve Kufeldt

Come out and taste some of the best chili in the local community at the Woodburn Chili Cook-Off on Saturday, January 21, 2023 from 12:00 p.m. to 1:30 p.m. Sponsored by the French Prairie Kiwanis Club and hosted by Hoodview Church of God, this all-you-can-eat chili event features friendly competition between community groups and individuals using original chili recipes, highlighted by the annual "Fire vs. Police" battle.

Admission is \$5 per person (\$25 maximum for a family) and includes an all-you-can-eat chili meal (chili, toppings, cornbread, beverage, and dessert) in addition to sampling the chili entries.

Attendees help select the winners by voting with money for their favorites with proceeds benefiting the AWARE Food Bank and Ray of Hope. Through the generous support from Xfinity, Legacy Financial, Brown Insurance, Hallmark Properties, Long Bros. Building Supply, and Yes Graphics, over \$1,000 has already been raised for this year's event. Since its inception seven years ago, this event has raised almost \$10,000 for community organizations.

Cook-off teams and individuals are invited to participate. Entry forms are available at www.hoodview.church or call Steve Kufeldt at 503-951-9452 for more information. Hoodview Church of God is located at 1530 Mount Hood Avenue in Woodburn.

January Yard Maintenance

January is a good time to do some lawn and garden maintenance. Temperatures tend to be moderate enough in some areas to work outside on good weather days. Yes, there are still steps you can take for prevention and preparation for the spring.

Leftover from the holidays

Recycle or plant your living Christmas tree.

If you have a poinsettia plant (*Euphorbia pulcherrima*), place near a window where it can receive as much direct light as possible. Water the plant when the soil surface is dry to the touch. Allow the water to come out of the bottom of the pot; however, do not allow the poinsettia to sit in water.

Recycle outdoor holiday plants like azaleas,

cyclamen, and poinsettias. Remove the foil from the containers and place them in a sheltered area until you can plant them.

Prevention to avoid future issues

Check for frost swells around your outdoor plants and apply additional mulch as needed.

If you are storing bulbs, rhizomes, or tubers, check them to make sure that they are not rotting or too dry. Prune fruit trees to promote healthy growth and fruit production.

Protect tender plants on cold nights.

Cut back on feeding houseplants. Do not feed dormant houseplants.

Complete any trimming of perennials. Remove dead branches from rose bushes and dead limbs from trees and shrubs.

Preparation for the spring

- Clean and sharpen gardening tools.
- Plant or transplant frost-tolerant perennials. Apply dormant spray to roses.
- Plant bare-root trees, shrubs, and vines.
- Prune winter-blooming shrubs and vines just after they bloom.
- Apply dormant spray to trees, shrubs, and vines. Plant bare-root perennial vegetables.
- Sow seeds for cool-season vegetables.
- Prune winter-blooming shrubs and vines just after they bloom

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(((Talking))) House

Community Rose Garden

By Ron Allowitz

For members of our community who enjoy viewing or visiting our two blocks of roses at our community center, I would like to solicit your help. Every winter the roses need to be pruned severely. January is the prime time for this pruning to take place. Even if you have no experience pruning roses. I would be happy to provide the appropriate training. Please call me at your convenience so that we might meet. Call Ron at 503-951-3110.

Woodburn Estates & Golf

coffee hour

Jan 5 Music by MELANIE ROY

Jan 12 GameShow TRIVIA

Jan 19 GameShow SECRET IDENTITY

Jan 26 TALENT SHOW

Thursdays @ 9:30 \$2 Cover Charge

Weekly Drawings and featured Entertainment

Entertainment listed is subject to change without notice.

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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: Karen Linton
Advertising Sales: Stan Hiller
Distribution: Jim & Linda Hoover (503-380-8422)

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.

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Woodburn Estates & Golf greatly appreciates the advertisers in this newspaper. However, we would like our homeowners to know that these advertisers are independent businesses and Woodburn Estates & Golf cannot assume any responsibility for their goods or services rendered. Every effort has been made to ensure the accuracy and dependability of all materials; it is, however, limited by and subject to omissions and changes.
Rules Committee 12/12/2016

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FEE SCHEDULE – 2023

HOMEOWNER MEMBERSHIP

4-1010 Homeowner Annual Association Fee	\$ 825.00
4-1025 Homeowner Annual Association Fee + Golf	\$ 1,300.00*

** Effective January 1, 2023 – All homes that close after December 31, 2022, will be \$1,300.00, Golf included.*

Fees may be paid on an annual (January 31) or semi-annual basis (half January 31 and half July 31) or monthly auto-recurring payments can be set up in January.

ASSOCIATE MEMBERSHIP

4-1250 Associates Golf Only Membership (per person)	\$ 1,076.25
4-1255 Associates Golf Only Membership (2nd Member)	\$ 866.25
4-1260 Associates Full Social Membership for 2 persons)	\$ 761.25
4-260A Associates Golf Membership (must include Full Social Membership)	\$ 813.75
4-1265 Associates Twilight Golf Only after 2:pm Weekend & holiday per person	\$ 866.25
4-1270 Associates Membership (Pool & Fitness Center Only) per person	\$ 525.00
4-1275 Associates Social (excludes pool & Fitness Center) per person	\$ 525.00

Fees may be paid on an annual (January 31) or semi-annual basis (half January 31 and half July 31).

GOLF GREEN FEES

18-holes (after 2:pm is \$20.00)	\$ 25.00
18-holes Guests (after 2:pm is \$25.00)	\$ 35.00
9-holes (after 2:pm is \$15.00)	\$ 20.00
9-holes –Guests (after 2:pm is \$20.00)	\$ 25.00
Yellow Tees (9-holes)	\$ 10.00
Yellow Tees (18-holes)	\$ 18.00
Oregon Trails (includes golf car)	\$ 25.00
18-Hole Punch Card (10 rounds)	\$ 240.00
9-Hole Punch Card (10 rounds)	\$ 190.00
Yellow Tees Punch Card 18-holes (10 Rounds)	\$ 170.00
Yellow Tees Punch Card 9-holes (10 Rounds)	\$ 90.00

GOLF CART REGISTRATION & RENTAL FEES

Golfer Sticker (Golf Course & Common Ground)	\$ 50.00
Non-Golfer Sticker (Common Ground)	\$ 10.00
Golf Cart Rental (9-Holes)	\$ 15.00
Golf Cart Rental (18-Holes)	\$ 25.00

GOLF CART & RV LOT STORAGE – Homeowner

4-2050 Golf Cart Storage	\$ 315.00
4-2060 Small (maximum length 20')	\$ 404.25
4-2070 Medium (maximum length 30')	\$ 519.75
4-2080 Large (maximum length 40')	\$ 630.00
4-2085 Non-Refundable Clean-up Fee	\$ 110.00

GOLF CART & RV LOT STORAGE – Associate

4-2110 Golf Cart Storage	\$ 345.00
4-2115 Small (maximum length 20')	\$ 444.00
4-2120 Medium (maximum length 30')	\$ 570.00
4-2125 Large (maximum length 40')	\$ 693.00
4-2130 Non-Refundable Clean-up Fee	\$ 110.00

EXTRA & REPLACEMENT

Extra or Replacement Access Key Cards	\$ 10.00
Extra or Replacement Access Key Fob	\$ 10.00
Swimming Pool/Billiard Guests (each guest)	\$ 2.00

FACILITY RENTALS

Auditorium (530 standing, 240 sitting maximum)	\$ 200.00
Dining Hall (255 standing, 120 sitting maximum)	\$ 175.00
Kitchen	\$ 125.00
Blue Room (58 people maximum – 9 round tables)	\$ 75.00
Card Room (12 people maximum)	\$ 25.00
Conference Room #1 (28 people maximum)	\$ 50.00
Conference Room #2 (12 people maximum)	\$ 50.00
Gazebo	\$ 125.00
All Facility Rentals above require a refundable cleaning deposit	\$ 100.00

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The user of a credit card will incur a 3 percent merchant surcharge.
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Board Approved 12-20-2022

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In Memory of...

Ann Lanning – October 31, 2022

Dan Brubaker – November 23, 2022

Mary Dulebohn – November 30, 2022

Arlene Egli – December 8, 2022

GENE NEMISH OBITUARY

by Jeff Nemish

It is with great sadness that we announce the passing of Eugene “Gene” Charles Nemish. He was born April 27, 1940 in Pennsylvania. After graduating from high school, he promptly joined the US Navy in 1958 and served honorably as an Aviation Electronics Technician with the Airborne Early Warning Barrier Pacific Detachment based on Midway Island. After his service, he went to work for North American Aviation before he started what would become a twenty-seven-year career with Bell Systems. Where he retired in 1990

In his later years, he worked diligently and enjoyed serving on the board of Woodburn Estates, holding the position of Vice-President. Gene was proudly sober for 36 years and devoted much of his time to supporting and helping others along the same path of Bill W.

A Celebration of Life ceremony will be held at Immanuel Lutheran Church, 1036 E Lincoln St, Woodburn, Oregon 97071 on January 28 at 2PM.

Woodburn Estates & Golf, Board of Directors Meeting

December 20, 2022 – 1:30 pm

Reports of Officers, Boards and Standing Committees:
President’s Address:
President report Dec 20, 2022
This is my last lecture as President of your Board.

It has been quite a ride these past two years. Many things have happened that have never happened before in this community. I think we are stronger and more united because of the challenges we have had to solve. Compared to many local HOA's, we are in good standing and working hard to stay that way. Nothing is perfect and we will never satisfy everyone because we are all unique and have many different solutions, advice, and experiences to share for conditions here. No one can predict what the future will hold for us but working together is a great option for any problem.

Thank you for having patience with me while enduring many honest mistakes. I really hope most of the bumps have been addressed and we can continue to work for solutions.

We lost Gene Nemish this past week and he will be missed by this board and community. I am asking for a moment of silence out of respect for Gene. Carol Nemish called today and sounded very good. She will notify us about a service for Gene in late January or early February.

I have a motion to fill Gene’s position.
But first: I also have a presentation for Carol Bolton. Thank you, Carol for filling your 3-year term and all your hard work during this time. It has been appreciated by this community.

Treasurer/Budget Committee Report - Treasurer Phil Balogh
TREASURER AND BUDGET COMMITTEE REPORT As of November 30, 2022:
Operating Fund Balance: \$163,993; Reserve Fund Balance: \$772,463
Working Capital Fund: \$457,603; RV Fund: \$4,445
Budget Committee met on Monday, December 12, 2022, we reviewed operating and reserve budgets.

Through November 2022 we are \$45,325 short of Operating Budget projections. We expect December to be a good performing month and project will have a positive margin of \$10,000 but \$14,000 short of budget projections.

We are projecting year end operating cash savings of \$25,000.
Reserve and Capitol Fund balances combined are \$1,230,066. We are in good position to maintain our Reserve Fund. Pool estimates are still outstanding.
Activities Committee Report for December 2022 – President Sharyn Cornett
We met Dec. 1, 2022.

We had a coffee hour meeting about sponsors, cost, day and frequency of coffee hour. A vote was taken by coffee hour attendees. They want coffee hour once a week on Thursdays and want to raise the price for coffee and donuts to \$2.00 a week.

Activities will search for different and new sponsors.
The yearly schedule was given to Stan for the directory. This schedule can be changed at any time without notice.

We discussed having presold tickets for all food events, so we are not wasting food. These could be sold at Bingo and the Pro Shop. We do not want to burden the office with this. The tickets must be pre-paid and a different color for each event.

We discussed the light pole banners for each season, no logo few words if any, just seasonal colors. Spring, Summer, Fall and Winter.

We are investigating American Flags to be displayed on the first tea for special events. The ones like the boy scouts display on holidays in our community. The cost is minimal to us; however, the storage is a concern. We are continuing to investigate this project.

I also have a report about the golf cart parade. We had about 25-30 carts. It went off without a problem. The weather was very cold but dry with no wind.

Lots of families and children waiting and waving. It was really fun. This event could not happen without all of you. A very special thanks to Foursome golf for sponsoring and paying for dinner on Friday night for all participants. The dinner was catered by Renee and was delicious. The setup in the golf lounge was very well thought out... thanks to all the helpers. The Woodburn Fire department lead us around a new route this year to include the new development behind Santiam and a street in the Smith addition. That is a very smart marketing strategy for us and next year, we need a big sign telling people who we and where we come from. The police kept us safe on all the streets we crossed. Those motorcycle cops can really move fast.

A very special thank you to the planning team for this event. Co-ordinating all the events here is quite a job—planning -notifying -advertising and enduring complaints from people not volunteering. Remember no one gets paid for any community programs on WEG property. This community was built by volunteers and continues to prosper with volunteers. Each year our volunteer number shrinks because of age and health. So, step up and help when you can. That’s what community does for each other.

Architecture/RV Report for December 2022 –Director Gene Nemish
Report was written by Director Gene Nemish, read by Connie Johnson
-- Year End Report 2022 ARCH-RV -- This Architectural Requests this year = 226 requests.
Home Sale Compliance Requests this year = 122 requests.

RV Lot Spaces = 350 available, Rented = 285, Available = 65 A/O Mid-December
We (RV Committee & Maintenance) are thinking that it might be a good project to add rental Storage Units or Pods using some of those empty spaces. They would be available to members and associates.

We have a lot of work pending. Action to remark spaces properly and cut weeds are high priority. The ARCH-RV Committee) decided together with maintenance personnel that all spaces will be marked with white PVC posts installed at the front of each space. After that, spaces will have lines painted on the ground to define the space. Since the existing space number marker is in good shape they will be cleaned and reinstalled in the back of each RV space on the driver side.

Repair and reconditioning of RV lot roads and spaces is budgeted. The plan is to have the roadways resurfaced with gravel to fill in the ruts. Gravel will then be added to spaces that have low spots that fill with water during the winter rains.

The new RV Lot security camera system is now working. Staff is currently assigning names of staff that will be contacted when a problem is seen by the system. Integrated Systems has provided an information document explaining how to operate the new Video Camera Security System. That document will be utilized to train the personnel who answer RV Lot alarm notifications.

To gain a bit more security we will place signs on the outside of the fence on the

Freeway side and more on the east side of the RV Lot. Signs will state the lot is monitored by Live Video & Motion sensitive cameras 24 hours a day.

The ARCH-RV Committee needs 2 new members for the 2023 year. If you have time and want to help, please contact me.

Golf Report for December 2022 – Director Ken Bourne – no report.
House Report for December 2022 – Director Marilyn Sbardellati

The House Committee met on December 6th. In attendance were three potential new members, Carl Conser, Loretta Wolf and Mary Christensen. We presented the new members with an overview of the structural challenges the west end of the pool building poses. Vince led our group on a tour of that section of the building. While there, we discussed various spa options and the challenges for each.

Other than a brief closure due to a gas line break earlier this year, the pool remained open for 2022. That is until last week. Wednesday evening, December 14th, while making rounds, Jim Taylor noticed an issue with the pool’s pump. The water volume dropped below a level for safe pump operation. The pool pumps were shut down and our Facilities Manager was immediately notified. The next day was spent assessing the problem and determining a game plan for diagnostics and repairs. We were able to open the pool temporarily over the weekend. Updates will be provided as any immediate needed repairs get underway.

Beginning in 2023 our desire is to begin addressing other areas of the clubhouse. We will be looking at space utilization, prioritize repairs, furniture and fixture replacement and propose any changes and improvements to modernize and enhance our communal space.

Marketing/PC Committee Report for December 2022 Director Sherman Lackey
Marketing PC Report from November 18, 2022, to December 1, 2022
Containing 2023 Punch List going forward November 18, 2022

The Marketing PC Committee discussed various topics. The following decisions were made:

- Allan to check to see if the service used to access the electronic displays have come back to 1 life. Their website is still active.
 - After some initial research the Committee decided that adding SMS messaging as a method of alerting WEG membership to various situations is to expensive.
 - Discussed the possibility of using different services to do page layout services and design, including adjusting ads to properly print (almost no advertiser provides camera ready copy).
 - Update on the three services contacted to provide page layout services, will continue to wait for additional feedback.
 - Agreed that WEG needs additional advertisers, the number of advertisers has dripped in the past three months.
 - Set up a 3-month planning board for advertising, articles, and fillers. Avoiding last minute “what do we do with all the empty space” panic,
 - Include, advertisers web page links in their ads. Will be available in the online versions, not in the paper editions, but all paper editions will continue to be pushed out via Bugle Blasts.
 - Sherman to track down some sort of synopsis for the swimming pool complex that can be published in the News and Views.
- December 1. The Marketing PC Committee discussed various topics and made the following decisions:
- Discussed the price point of News & Views. Printing fewer papers will also drops the price. Decided that beginning in January 2023 we will drop the number of issues printed from 1700 to 1630.
 - Decided to alert the membership that if they want to receive the electronic version of the News & Views, they may make that request as an option. This is an either-or thing. Sherman to develop a process. The process will involve the Hoovers, due to distribution, and the request to Eagle Press as to the number of printed papers requested. For instance, if 30 members request to have electronic distribution only, then the number of printed papers would drop to 1600. The committee feels confident we can drop the number of papers to 1600 by February. We also need to know how many papers WEG is taking to recycle.
 - Suggest to the Activities committee that they place a Holiday add in the Woodburn Holiday Fun Guide in 2023.
 - Make a requirement of the Pro-Shop, via Chip, that they place an ad in the News & Views once a month offering an item for sale. We advertise, for free, other parts of WEG but not the Pro-shop. The committee feels that this is an oversight. Sherman to make the request.

- Beginning in January the News & Views will contact each WEG Board Member requesting an article on how they view their position, what they hope to accomplish in their tenure, and what their challenges are. We envision that the articles will begin running in the News & Views in February and take 9 months to complete (one position per month).

Going forward.
When I began this journey in 2021 my vision was to get News & Views to be expense neutral, to make the publication look more modern, to update the Woodburn Estates and Golf website. Some of this has been accomplished, more of this needs to be done. The drift into a purely electronic News & Views edition will take some time, possibly as long as 4 years. Not because of technology, but because of the abilities, and needs of the membership. Imagebird Studios has offered to update then newsletter Masthead, the Committee will consider the Masthead revision in 2023.

The committee will also look at the WEG website, determine how to make it more intuitive while preserving the information about the organization, In 2022 Image, and outdated content were removed or updated. We got rid of the gray on gray look In the Menu Bar, added a widget on the right-hand side that provides hours of operation for the office and common areas. In 2023 we will look at other forms of layouts and the use of background images, amongst other things.

Mail Chimp will continue to be used to push the News & Views electronically, as well as provide emergency notices, and notices of the Board meetings.

New Members Report for December 2022 – Director Steve Garner – No Report.
Rules & Regulations Committee Report for VP Carol Bolton, December 2022

Rules & Regulations Committee did not meet in the month of December. Complaints for 2022 have been addressed and two remain open. There were 133 complaints filed in 2022, which makes this a record, in the past three years.

Thank you to our front office for addressing these at the front desk and to Chip for sending out letters and fines to those members who were not in compliance.

Wishing you all a very Merry Christmas and a Happy New Year.

Woodburn Estates & Golf Board of Directors Meeting Minutes

December 20, 2022, 1:30 pm | Approved December 20, 2022

Call to Order: 1:33 pm

Establish a quorum: Sharyn Cornett, Carol Bolton, Phil Balogh, Kim Farquharson, Sherman Lackey, Marilyn Sbardellati, and Ken Bourne. Steve Garner, absent with notification

Pledge of Allegiance

Secretary:

- Minutes of BOD Meeting November 22, 2022
- Minutes of Executive Session November 22, 2022
- Minutes of Annual Organizational Meeting, December 6, 2022

I move to approve these minutes Seconded and approved.

➤ **MOTION:** President Sharyn Cornett, motion to approve Connie Johnson for the one-year term left for Architectural & RV. Seconded and approved.

Treasurer/Budget Committee Report:
Treasurer Phil Balogh

TREASURER AND BUDGET COMMITTEE REPORT, As of November 30, 2022:

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Reserve and Capitol Fund balances combined are \$1,230,066. We are in good position to maintain our Reserve Fund. Pool estimates are still outstanding.

Motion to approve: Seconded and approved.

Adjourn to Open Mic – Comments on Motions Reconvene Meeting

Here are my figures for transfer from Reserve from Oct-Dec expenses –

Hydrotronics	08/01/22	225	\$1,434.16	service at shop/south pump system	over \$1k
OES, LLC	09/22/22	AUR-219093	\$1,566.62	repair broken PTO Gear box	over \$1k
CoolSys	10/01/22	151073867	\$1,631.43	refrigerator repair	R-22 04
CoolSys	10/01/22	151075151	\$1,726.90	convection oven repair...prior to replacement	R-22 04
Northside Electric	10/01/22	96004	\$4,679.72	electrical repairs	R-22 01
Country Cottage	10/03/22	ID# 598-TS23LH	\$4,376.45	reimburse Renee for replacement fridge for restaurant	R-22 04
CJ Hansen	11/02/22	WO-0015304	\$3,804.00	Health Center HVAC Repairs	R-22 05
CJ Hansen	11/23/22	9409	\$13,130.00	gas furnace/oven piping, drain line replacement, water supply...	R-22 04
			\$32,349.28	need approval to transfer	
Chehalem Diversified Inc	10/04/22	2116	\$2,343.60	engineering services related to the pool/spa project	R-22 02
			\$2,343.60	already approved for Spa/Pool Project R-2202	
DoneRight	09/07/22	35161956	\$3,688.75	scope/evaluate/clean plumbing drain system	

➤ **MOTION #9:** Treasurer Phil Balogh, I move we approve the transfer of \$48,399.13 from the Reserve Fund to the Operating Fund for repairs and replacement of qualified Reserve Fund expenses. Detail attached. Seconded and approved.

➤ **MOTION #1:** Director Sherman Lackey, I move to approve an increase in the price paid to Mailchimp for Bugle Blast services not to exceed \$40.00 per month.

Discussion: Publications only has Board authorization to pay \$35.00 per month for Mailchimp for which we provide Bugle Blasts to our members. Mailchimp is raising their prices

beginning January 2023. Publications needs Board authorization to continue with Bugle Blast. Seconded and approved.

➤ **MOTION #2:** Director Sherman Lackey, I move to approve ImageBird Studios as the page layout, and design, of the twice monthly issues of News & Views for the year 2023, which will consist of a minimum of 8 pages to a maximum of 16 pages per issue, as needs arise to publish News & Views. The cost of producing News & Views not to exceed \$50 per page in color or black and white. Seconded. Vote Tally: 5 Yes votes, 2 No votes, 1 abstained. Motion approved.

Discussion: The News & Views needs to have a quality look to it when printed on paper or digitally. Mt Angel Publishing, YES Graphics, and Judy Crittendon have all been approached as publishers, without success. The Marketing PC Committee feels that costs for publication can better be addressed by printing fewer papers. Imagebird Studio already does work for us with our directory and is better able to create print ready ads from our advertisers (has already done so for many) that we believe they are a good fit for our needs.

➤ **MOTION #3:** Director Carol Bolton, I move to approve 2022-1122 Bylaws #9.3-3 Annual A fee for homeowner or associate member for, but not limited to: unlimited rounds of golf, golf cart storage, RV lot storage, and cart path use by a persona golf cart. as listed in the Fee Schedule. Seconded and approved.

➤ **MOTION #4:** Director Carol Bolton, I move to approve 2022-1122 Bylaws #10.1 Schedule of Fines.

10.1-1 The Board shall establish a Schedule of Fines for violations of the Restated Articles of Incorporation, Bylaws, Declaration of Deed Restrictions and Rules and Regulations of the club.

10.1-2 The Schedule of Fines is a stand-alone document that may be updated with Board of Director Approval.

10.1-3 The current Schedule of Fines are found at the end of the Standard Operating Procedures (SOP) and in the Enforcement Resolutions. Seconded and approved.

After the 2nd, move to amend the motions.

➤ **MOTION** - Director Carol Bolton, I move to amend 2022-1122 Bylaws #10.1-1.

To replace “club” with “Association” as Association is defined in the Bylaws. Seconded and approved.

➤ **MOTION #5:** Director Carol Bolton, I move to approve 2022-1122 Rules & Regs new #14.36 Exception - Golf Course Walking, Jogging.

14.36-1 Allowed under a Board approved fee-based program for that purpose.

14.36-2 Hours are set by the Board.

14.36-3 Homeowner(s) must wear approved tag or lanyard. No public users. .

14.36-4 Pets must be on leash.

14.36-5 Walking pets is restricted to golf cart path.

14.36-6 Pet owners must pick up pet waste and dispose of waste at home due to sanitation. DO NOT USE golf course receptacles.

14.36-7 No digging or aggressive pets.

14.36-8 Noncompliance may result in fines or discontinuance of exception.

Seconded and approved; Vote tally 7 yes, 1 no.

Move to amend the motion:

14.36-3 Homeowner(s) must wear approved tag or lanyard. No public users. Guest must be accompanied by member.

14.36-4 Pets must be on leash.

14.36-5 Walking pets is restricted to golf cart path and grass areas within 5 feet.

➤ **MOTION to approve as amended:** Seconded and approved. 6 yes; 1 no Motion as amended approved.

➤ **MOTION #6:** Director Carol Bolton, I move to approve 2022-1122 Bylaws #6.4-2 to read: 6.4-2. Reserve Fund must be balanced to \$500,000- or two-years’ worth of Reserve Study, whichever is greater, by December 31 of the current budget year. If there are insufficient funds to meet the balance, then expenditures from the Reserve Fund must be postponed until there is sufficient balance. Seconded and approved.

➤ **MOTION #7:** Director Carol Bolton, I move to approve 2022-1122 addition to Bylaw #6.2 - 6.2 Operating Budget: All projected operating and maintenance costs must be budgeted against anticipated revenues derived from fees, assessments, and ancillary income. The budget should be prepared and approved with consideration of future inflation, expense and revenue additions, and extraordinary expenses. The budget should reflect the impact of at least 3/4 of current year inflation rate. Seconded and approved.

After the 2nd, move to amend the motions.

➤ **MOTION** - Director Carol Bolton, I move to amend 2022-1122 Bylaws #6.2.

To replace the last to sentence.

The budget should be prepared and approved with consideration for inflation using projections in the Consumer Price Index (CPI), expense and revenue additions, and extraordinary expenses. Seconded and approved. Vote tally: 6 yes, 1 no, 1 abstain.

➤ **MOTION** to Amend the amendment:

To replace the last to sentence.

The budget should be prepared and approved with consideration for inflation using ¾ of the projections in the Consumer Price Index (CPI), expense and revenue additions, and extraordinary expenses. Seconded and approved as amended. Vote tally: 6 yes, 1 no, 1 abstain

➤ **MOTION #8:** Director Carol Bolton, I move to approve 2022-1213 Fee Schedule. Seconded and approved.

Adjourn to Open Mic – Any Members Comments Reconvene Meeting

2023 President Ken Bourne announced New Committee Assignments for 2023

Ken Bourne: President, Co-Director of Golf

Sharyn Cornett: Vice President, Director of Activities

Kim Farquharson: Secretary

Phil Balogh: Treasurer, Co-Director of Golf

Marilyn Sbardellati: Director of House

Connie Johnson: Director of Architecture/RV

Sherman Lackey: Director of Marketing

Marilyn Plowman: Director of New Members

Steve Garner: Director of Rules & Regulations

Announcement for Next Meeting –

Bylaws 5.5-1B January – Two meetings, second and fourth Tuesday

January 10, 2023, 1:30 pm

January 24, 2023, 1:30 pm

Meeting Adjourned at 3:37 pm

BOD CORPORATE EMAIL ADDRESSES

Ken Bourne	.....	president@woodburnestatesgolf.com	Ken Bourne/Phil Balogh	.....	golf@woodburnestatesgolf.com
Sharyn Cornett	.....	vp@woodburnestatesgolf.com	Marilyn Sbardellati	.....	house@woodburnestatesgolf.com
Kim Farquharson	.....	secretary@woodburnestatesgolf.com	Sherman Lackey	.....	publications@woodburnestatesgolf.com
Phil Balogh	.....	treasurer@woodburnestatesgolf.com	Marilyn Plowman	.....	newmembers@woodburnestatesgolf.com
Sharyn Cornett	.....	vp@woodburnestatesgolf.com	Steve Garner	.....	rules@woodburnestatesgolf.com
Connie Johnson	.....	arch-rv@woodburnestatesgolf.com			

Men’s Golf Club Meeting January 4, 2023

By Steve Kufeldt, Secretary

President Fred Bourne called the meeting to order at 10:03 am, followed by the Pledge of Allegiance. All officers and committee chairmen / representatives were present unless otherwise noted. There were 19 members in attendance.

PRESIDENT’S REPORT: Fred Bourne welcomed all members and gave a reminder that at the end of the year, all GHIN accounts were deactivated. When members pay their 2023 Men’s Club dues (now \$50), their GHIN account is reactivated. Also, please fill out the brief information form along with payment. It was noted that if two golfers in the same household renew their membership, separate email addresses are required as the GHIN system will not accept the same email address for two people.

NEW MEMBERS: No new members were reported.

VICE PRESIDENT’S REPORT: none.

TREASURER’S REPORT: New treasurer Dean Cullison reported that the transition from Allan Lindberg, outgoing treasurer, to himself is almost completed. Dean then deferred to Allan for the end of year report:

- Voucher Account ending balance 12-31-22: \$7,148.29
- Checking Account fund balance 12-31-22: \$5,157.04
- The checking account includes the 50/50 sub-account balance of \$540.00

It was noted that it was previously agreed that any funds in a member’s voucher account at the end of 2022 must be used by the end of 2023. Allan Lindberg reported that a year-end report for each member’s voucher balance is reported to him by the WEG office.

Allan noted that in the transition to the new treasurer, that electronic files from Quicken were included but not the actual program. He recommended that the Men’s Club purchase the software, which costs around \$40.

Allan Lindberg also reported that on December 21, 2022, there were 55 Men’s Club members who had paid their annual dues by the end of the year. An update given by the Handicap Chair reported 68 members have currently paid their 2023 dues.

SECRETARY’S REPORT: none.

GREENS COMMITTEE REPORT: Ken Bourne reported that there are new members on the committee and their first meeting is scheduled for January 17 at 9 am.

HANDICAP COMMITTEE REPORT: none.

MIXED TOURNAMENT COMMITTEE REPORT: Fred Bourne reported that Gary’s BBQ will cater meals for all mixed tournaments. There also will be a low gross

and a low new winner for each tournament.

RULES COMMITTEE REPORT: Dave Schuur reported on the five main new rules changes for 2023.

1. Modifications for players with disabilities
2. Replacing damaged clubs
3. Ball moved by natural forces
4. Simplified back-on-the-line relief
5. Handicap on scorecard (stroke play only)

Dave also reported on another study on whether to keep the flag in the hole or not while putting, with this one indicating that it is advantageous to take out the flag.

SUNSHINE COMMITTEE REPORT: Chuck Johnson reported that he is doing better after recent hip replacement surgery. Cards will be sent to Don Pooschke and Sharyn Cornett.

OGA COMMITTEE REPORT: member was absent, no report.

UNFINISHED BUSINESS/NEW BUSINESS: New treasurer Dean Cullison reported that according to our Bylaws, an audit is required of our financial books. President Fred Bourne appointed Mike Archer and Stan Hiller to serve as the audit team.

FOR THE GOOD OF THE ORDER: It was reported that walkers who pay the “inclusive golf HOA fee” are permitted to walk on the cart path on the golf course at permitted times of the day (with the appropriate lanyard clearly visible). See the information sheet in the clubhouse for more information.

50/50 RAFFLE: A total of \$46 in tickets were sold and Steve Hobson won the pot (\$23).

It was duly moved and seconded to ADJOURN the meeting at 10:40 am.

The **NEXT MEETING** of the Men’s Golf Club will be Wednesday, February 1 at 10 am.

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\$	260,000	1333 Rainier Rd	1	1	960		1 Pending
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\$	305,000	2389 Umpqua Rd	2	1	880		2 Pending
\$	314,900	1345 Randolph Rd	2	1	1157		2 Pending
\$	350,000	1841 Umpqua Rd	2	2	1516		1 Pending
\$	359,900	1565 Princeton Rd	2	2	1314		2 Pending
\$	395,000	1200 Stanfield Rd	2	2	1086		1 Pending
\$	274,000	2273 Umpqua Rd	2	2	945		1 Sold
\$	286,000	1323 Thompson Rd	2	1	812		1 Sold
\$	300,000	2216 Umpqua Rd	2	1	960		1 Sold
\$	329,900	445 W Clackamas Cir	2	2	1312		1 Sold
\$	347,000	2236 Umpqua Rd	2	2	1178		1 Sold

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CALENDAR

(January 13, 2023 – January 27, 2023)

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

FRIDAY, JANUARY 13

8:00am – 9:00am	Walking Club (Aud)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am – 12:00pm	Pickleball (Dining Rm)
10:15am – 11:15am	Senior Cardio/Zumba (Aud)
12:00pm – 4:30pm	Friday Bridge Group (Blue Rm)
12:30pm – 3:30pm	Bunco (Craft Rm)

SATURDAY, JANUARY 14

10:00am – 12:00pm	Pickleball (Aud)
12:00pm – 4:00pm	Texas Hold'em Poker (Dining Rm)
1:00pm – 6:00pm	Private Rental (Aud & Kitchen)
2:45pm – 5:00pm	Water Volleyball (Pool)
5:00pm – 9:45pm	Hand & Foot Group (Blue Rm)

MONDAY, JANUARY 16

8:00am – 9:00am	Walking Club (Aud)
8:30am – 2:30pm	Sr. Estates Quilters (Craft Rm)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Ladies Laugh & Chat (Blue Rm)
10:15am – 11:15am	Senior Cardio/Zumba Class (Aud)
11:15am – 12:15pm	Tai Chi Class (Aud)
12:00pm – 4:00pm	Monday Bridge (Dining Rm)
5:00pm – 8:00pm	Pickleball (Aud)
5:45pm – 8:00pm	Water Volleyball (Pool)

TUESDAY, JANUARY 17

9:45am – 11:15am	Senior Fitness (Aud)
10:00am – 12:00pm	Needlecraft (Card Rm)
10:00am – 12:00pm	Ping Pong (Dining Rm)
11:00am – 2:45pm	Ukulele Uke-de-dos (Craft Rm)
1:30pm – 2:30pm	Bible Study (Conf. Rm 1)
2:45pm – 5:00pm	Water Volleyball (Pool)
5:00pm – 9:00pm	Tuesday Night Poker
6:00pm – 8:00pm	Pickleball (Dining Rm)

WEDNESDAY, JANUARY 18

8:00am – 9:00am	Walking Club (Aud)
9:00am – 10:00am	Ping Pong (Dining Rm)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Laugh & Chat (Blue Rm)
10:00am – 12:00pm	Pickleball (Dining Rm)
10:15am – 11:15am	Senior Cardio/Zumba Class (Aud)
12:00pm – 4:00pm	Double Deck Pinochle (Card Rm)
1:00pm – 3:45pm	Wii Bowling (Aud)
1:30pm – 3:30pm	Homestyle Hymn Sing (Blue Rm)
6:00pm – 9:00pm	Bingo (Dining Rm)
6:00pm – 9:00pm	Pinochle (Blue Rm)

THURSDAY, JANUARY 19

8:30am – 2:30pm	Sr. Estates Quilters (Craft Rm)
9:30am – 11:00am	Coffee Hour (Aud)
5:00pm – 9:00pm	Thursday Night Poker (Card Rm)
5:45pm – 8:00pm	Water Volleyball (Pool)
6:00pm – 9:00pm	Pinochle (Blue Rm)

FRIDAY, JANUARY 20

8:00am – 9:00am	Walking Club (Aud)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am – 12:00pm	Pickleball (Dining Rm)
10:15am – 11:15am	Senior Cardio/Zumba (Aud)
12:00pm – 4:30pm	Friday Bridge Group (Blue)
12:30pm – 3:30pm	Bunco (Craft Rm)

SATURDAY, JANUARY 21

10:00am – 12:00pm	Pickleball (Aud)
2:45pm – 5:00pm	Water Volleyball (Pool)
5:00pm – 9:00pm	Hand & Foot Group (Blue Rm)

SUNDAY, JANUARY 22

1:00pm – 4:00pm	Music Jammers (Aud)
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MONDAY, JANUARY 23

8:00am – 9:00am	Walking Club (Aud)
8:30am – 2:30pm	Sr. Estates Quilters (Craft Rm)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am – 12:00pm	Pickleball (Dining Rm)
10:15am – 11:15am	Senior Cardio/Zumba Class (Aud)
11:15am – 12:15pm	Tai Chi Class (Aud)
12:00pm – 4:00pm	Monday Bridge (Blue Rm)
5:00pm – 8:00pm	Pickleball (Aud)
5:45pm – 8:00pm	Water Volleyball (Pool)

TUESDAY, JANUARY 24

9:45am – 11:15am	Senior Fitness (Aud)
10:00am – 12:00pm	Needlecraft (Card Rm)
10:00am – 12:00pm	Ping Pong (Dining Rm)
11:00am – 4:00pm	Progressive Hand & Foot (Blue Rm)
11:00am – 2:45pm	Ukulele Uke-de-dos (Craft Rm)
1:30pm – 2:30pm	Bible Study (Conf. Rm 1)
1:30pm – 2:30pm	Board Meeting (Aud)
2:45pm – 5:00pm	Water Volleyball (Pool)
5:00pm – 9:00pm	Tuesday Night Poker (Card Rm)
6:00pm – 8:00pm	Pickleball (Dining Rm)

WEDNESDAY, JANUARY 25

8:00am – 9:00am	Walking Club (Aud)
9:00am – 10:00am	Ping Pong (Dining Rm)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Laugh & Chat (Blue Rm)
10:00am – 12:00pm	Pickleball (Dining Rm)
10:15am – 11:15am	Senior Cardio/Zumba Class (Aud)
12:00pm – 4:00pm	Double Deck Pinochle (Card Rm)
1:00pm – 3:45pm	Wii Bowling (Aud)
1:00pm – 3:00pm	WEG Foodies High Tea Buffet (Dining Rm)
6:00pm – 9:00pm	Bingo (Dining Rm)
6:00pm – 9:00pm	Pinochle (Blue Rm)

THURSDAY, JANUARY 26

8:30am – 2:30pm	SR. Estates Quilters (Craft Rm)
9:30am – 11:00am	Coffee Hour (Aud)
12:00pm – 3:00pm	Ladies Single Deck Pinochle (Blue Rm)
5:00pm – 9:00pm	Thursday Night Poker (Card Rm)
5:45pm – 8:00pm	Water Volleyball (Pool)
6:00pm – 9:00pm	Pinochle (Blue Rm)

FRIDAY, JANUARY 27

7:00am – 9:30am	Chamber Annual Event (Dining Rm)
8:00am – 9:00am	Walking Club (Aud)
9:15am – 10:00am	Senior Yoga (Aud)
9:30am – 10:30am	Ladies Laugh & Chat (Blue Rm)
10:00am – 12:00pm	Pickleball (Dining Rm)
10:15am – 11:15am	Senior Cardio/Zumba (Aud)
12:00pm – 4:30pm	Friday Bridge Group (Blue)
12:30pm – 3:30pm	Bunco (Craft Rm)

“Who’s on Third?” Community Concert

by Trudy Fowlks, Concert Coordinator

The January “Who’s on Third?” community concert will feature The Bells of the Cascades. This is an advanced nonprofit community handbell choir from the greater Portland area that have been providing thrilling performances since 1990. They will be presenting selections from their Winter concert “A Burst of Light!” It will include traditional tunes and fun surprises, all designed to help you feel en-LIGHT-ened. This thrilling concert of diverse music is one that you won’t want to miss. The concert will be held from 3:00-4:00 PM on January 21 at Woodburn United Methodist Church which is located at 700 N. Cascade Dr. (just south of the Cascade Park Retirement complex) in Woodburn.

All the “Who’s on Third?” concerts are open to the public. Admission is by free-will offering (taken at the doors) to support this community concert series. With the return of winter and the cold & flu season, we recommend that you consider wearing a mask if you are concerned about sitting close to other people.

We hope you’ll come and enjoy hearing them perform! Mark your calendars now! We hope to have another great turnout for this popular community event. Invite a friend or neighbor to join you & brighten up their winter days. We look forward to seeing you there.

FREE Beginner Line Dance Class

By Gloria Bourne

Starting on January 31 and continuing on Tuesdays at 6 – 7 p.m., we will be having beginner line dancing classes. We will meet in the auditorium. Wear comfortable shoes as this is a learning/practice class. We will go slowly & make it easy to learn. Masks are optional at this time. We will have a few breaks during class. Drinking fountain is working or bring you own. Sign in sheet is in the lobby as you come in. (Name & property #) There will be social time in the lobby after class.

NO CHARGE.
CONTACT - Gloria at - twobournes@hotmail.com

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Debbie Brown, Financial Manager.....	accounting@woodburnestatesgolf.com
Chip Sullivan, Operations Manager.....	gm@woodburnestatesgolf.com

WEG STAFF

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