

Woodburn Estates & Golf
BOD Meeting
Tuesday, March 28, 2023 – 1:30 pm
Auditorium – Listen In (425) 666-4290

AGENDA:

- Call to Order - Pledge of Allegiance
 President’s Address:
 Management Report
 Treasurer/Budget Committee
 Reports of Officers, Boards and Standing Committees
 Good of the Order
 Open Mic – Comments on Motions Only
 Presentation, discussion and vote on Motions.
 Open Mic – Members Comments
 Announcement of Next Meeting

MOTIONS:

Motion #1: Treasurer Phil Balogh – I move we approve a transfer of \$24,331.29 from the Reserve Fund to Operations Fund for Reserve Fund Qualified expenses paid out of Operations Fund.

FEBRUARY	01/24/23	DoneRight	40339807	\$ 7,380.21	drainage repairs by ProShop
				\$ 7,380.21	<i>approved expense from 2023 Reserve Budget paid directly from Reserves</i>
	02/02/23	DoneRight	41029991	\$ 5,080.00	storm drain vacuuming
	02/24/23	Prier Pipe	P031522	\$ 1,668.91	plumbing supplies for pool/pump room repairs
	02/25/23	Ernst Irrigation	P96609	\$ 1,074.33	plumbing supplies for pool/pump room repairs
	02/27/23	Prier Pipe	P031551	\$ 1,377.86	plumbing supplies for pool/pump room repairs
				\$ 9,201.10	<i>approved expenses from 2023 Reserve Budget</i>
	01/18/23	CJ Hansen Co Inc	WO-0016090	\$ 1,126.19	HVAC Repairs
	02/10/23	Northside Electric	100439	\$ 3,151.42	electrical repairs in Restaurant
	02/15/23	Mac's Radiator & Repair Inc	10159757	\$ 1,703.47	radiator repair on Orange Cushman
	02/15/23	KaTom Restaurant Supply Inc	I4384710	\$ 1,769.00	replaced broken Freezer in Restaurant
				\$ 7,750.08	<i>all emergent repairs approved by Mgmt Team</i>
				\$ 24,331.39	

Motion #2: House Director Marilyn Sbardellati - I move to appoint the following members in good standing to the Pool Subcommittee: Loretta Wolf, Carl Conser, Mike Alexander, and Lynda LePoidevin.

Motion #3: Director Steve Garner: I move to approve 2023-0328 SOP replace all occurrence of “Woodburn Estates & Golf” with the Association as defined in the Bylaws.

Motion #4: Director Steve Garner: I move to approve 2023-0328 to delete the following:
SOP #1.2.4B and 4C as it is already defined in the Bylaws 5.5-2.
SOP #1.2.5 as it is already defined in the Bylaws 12.3.
SOP 1.3, 13.1, 1.3.2, 13.3, 1.3.4 as it is already defined in the Bylaws section 7.

Motion #5: Director Steve Garner: I move to approve 2023-0328 SOP (new) 1.3 **Board Email Policy. Are for announcement only. Emails by Board members, which include more than four (4) Board member, including sender, are in violation of the Open Meetings Statutes and must not be part of the way we do business. This may jeopardize the coverage of the Board member insurance policy.**

Motion #6: Director Steve Garner: I move to approve 2023-0328 SOP #1.4.2 (last sentence) The following documents are ~~recommended~~ required to be signed each year by all Board members.

- 1.4.2-A Background Checks
- 1.4.2-B Confidentiality and Non-Disclosure Agreement
- 1.4.2-C Conflict of Interest
- 1.4.2-D Annual Affirmation Statement

Motion #7: Director Steve Garner: I move to approve 2023-0328 SOP 2.7.3-B Enforcement Resolution ~~dated 9-29-2018~~ explains the violation procedures to be followed and the method of fines.

Motion #8: Director Steve Garner: I move to approve 2023-0328 Fee Schedule for 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.

ADD * Closed home purchase prior to January 1, 2023, may select either 4-1010 or 4-1025 by January 31 of each year.

ADD * 4-1025 is limited to two (2) persons per household: the co-owners of the property, spouse, partners in a civil union or a domestic partnership, or other owner designee who lives in the property.

Motion #9: Architectural/RV Director Connie Johnson - I move to approve a refundable deposit of \$300 for Associates if rules and regulations are followed.