

Woodburn Estates & Golf
BOD Meeting
Tuesday, June 27, 2023 – 1:30 pm
Auditorium – Listen In (425) 666-4290

AGENDA:

Call to Order - Pledge of Allegiance
President's Address:
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: House Director, Marilyn Sbardellati - I move to accept C.J. Hansen's proposal for replacement of one of the AC units servicing the Clubhouse's West Wing. This is a qualified Reserve expenditure. Cost \$10,167.

Discussion: C. J. Hansen will remove and dispose of the current AC condenser and coil and replace with a new condenser and coil. The refrigerant lines will also be replaced. The outdoor unit will be placed on a new composite pad.

Motion #2:

New Member Director, Marilyn Plowman - I make a motion to accept Sally Zimmerman, a member in good standing, to be a member of the New Members Committee.

Motion #3:

Director Steve Garner: I move to **approve** 2023-0523 **Bylaws #3.2 (add)**.

- 3.2-1 Records Request Form must be filled out when requesting certain documents and must be a reasonable reason for the request.
- 3.2-2 Failure to follow and comply with 3.2 above by the treasurer will result in other disciplinary measures available under these Bylaws, including but not limited to suspension.

Motion #4:

Director Steve Garner: I move to **approve** 2023-0523 **Bylaws #12.3 (change)**.

- 12.3 **Rule Changes:** The Rules (CC&R) Director is the principal Board member ~~in~~ **when** revising the various Association CC&R documents. All changes or additions ~~should~~ **must** be reviewed by the rules committee for ~~consulting~~ **consultation to be** ~~before it is~~ brought to the Board of Directors by the Rules (CC&R) Director for a vote.

Motion #5:

Director Steve Garner: I move to **approve** 2023-0523 **Bylaws #4.4.2 (change)**.

- 4.4-2 **Annual Meeting.** The Annual Meeting of Property Owner Members shall be held on the second ~~Tuesday~~ **Saturday** in November, if not a legal holiday, and if a legal holiday, then on the next succeeding day, not a holiday or such other days as designated by the Board of Directors.

Motion #6:

Director Steve Garner: I move to **approve** 2023-0523 Bylaws #4.4.5 (**change**).
From 4.4-5 Proxies to 4.4-5 Quorum Proxies.

Motion #7:

#8 Director Steve Garner: I move to **approve** 2023-0523 Bylaws #5.3-5 (**add**).

5.3-5 **Ballot Counting.** The ballot counting will be completed on the first business day after the election and only during business hours. If there is a difference of fifteen (15) votes or less between candidates #3 and #4 then an automatic recount shall be done within three (3) days. No current Board member nor candidate will be involved else automatic suspension.

Motion #8:

#9 Director Steve Garner: I move to **approve** 2023-0523 Bylaws for the following word change “Woodburn Estates & Golf” to “**Association**” as defined in the Bylaws Forward.
Rule 4.3-2, 4.3-4, 4.3-5, 4.3-6, 5.2-1B, 5.5-6, and 7.2.

Motion #9:

#10 Director Steve Garner: I move to **approve** 2023-0523 Bylaws #6.1-7 (**add**).

6.1-7 **Budget Review Committee.** This committee would report quarterly and consist of the current: Treasurer, Golf, House, Rules, and two (2) members in good standing selected by the Treasurer.

Motion #10:

#1 Director Steve Garner: I move to **post** 2023-0627 Bylaws #9.3.3 (**add from the Fee Schedule**).

9.3.3A Effective January 1, 2023 – All homes that close after December 31, 2022, will be \$1,300.00, Golf included.

9.3.3B Closed home purchase or signed purchase agreement prior to January 1, 2023, may select either account 4-1010 or 4-1025 by January 31 of each year and both are limited to two (2) persons per household.

Motion #11:

Director Steve Garner: I move to **post** 2023-0627 Bylaws #5.9.2 (**change/add**).

~~5.9.2C The Working Capital Fund Fee shall be used solely for expenses for common area major repairs, budgeted capital expenditures, or emergencies.~~

5.9.2C5 True copies of all documentation evidencing the acquisition of the title of ownership interest shall be submitted **along with the form Petition for Exemption.**

5.9.2C6 No limit to the number of requests for exemptions but must be a member in *good standing*.

5.9.2C7 This exemption allows the current homeowner as of 12-31-2022 and are buying their second home to continue with their selected HOA fee.

Motion #12:

Director Steve Garner: I move to **post** 2023-0627 Bylaws #8 (**change last sentence**).

The term Manager or Managing Agent includes General Manager, Site Manager or Association Manager or **Operations Manager.**