

Woodburn Estates & Golf
Annual Member's Meeting Agenda
2:00 PM SUNDAY, November 12, 2023

YEARS END COMMITTEE REPORTS

President's Welcome

Annual Meeting 2023

As Joe Friday would always say on the TV show Dragnet, "Just the Facts ". So here are the facts as I see them in 2023.

To say that 2023 has been a challenge for me personally and professionally could and would be an under statement. This year has been a year of change, of turmoil, of division and unrest in our community and we need to figure out how to fix it. I would like to list just a few of the issues that have made 2023 a tough year.

The 2023 Budget was approved in November 2022. It included a 2-plan due structure system that allowed current members a choice of choosing a plan that didn't include golf at a lower price and current members that wanted to include golf at a higher price. The plan included any new homeowners in 2023 and beyond would pay the higher price and would include golf privileges. This plan was not received well by some of our residents as being fair. The Board has discussed the plan with this group from January until now in our monthly Board Meetings with little to no agreement. But we were told by our Treasurer in September 2023 that for the first time in 7 years, we will finish the year with a positive cash balance in our operations. What do you know.

March 2023, the board voted to dismiss the current Operations Manager/Golf Pro for failure to do his job.

April 2023, our Golf Course Superintendent quit to go elsewhere.

Due to our low pay structure, we have lost additional employees throughout the year, due to the fact that they can earn the same money flipping hamburgers at McDonalds with a lot less effort.

September 2023, we lost a very valuable employee in Ron Nelson, when he suddenly passed away and left a huge hole in our maintenance staffing, as well with a hole in our heart as he was a good guy.

Just recently we were notified that another member of our maintenance staff, Jim Garcia, who was on medical leave, just passed.

This has all led to our Facilities Manager, Vincent Cantwell to even work more hours to try to stay up with the demand. We need to thank Vincent and his staff for keeping the community operational. THANK YOU, VINCENT, AND PLEASE THANK YOUR STAFF.

The Recall vote in October has left a bad taste in the mouths of the board members listed, cost money that wasn't budgeted, accomplished nothing, and left the community divided.

I would like to Thank the current board members for working together to get us to this place. I know it at times hasn't been easy and sometimes we don't agree, but we are trying to do what is best for the association. I would also like to Thank the members of our community for your support most of the time.

I would be remiss if I didn't thank our Financial Manager Debbie Brown. She has been the glue that holds the board and this community together. She is often overlooked as to how much she oversees and directs. Her dedication to the job has kept me, the board, and the community moving in the right direction. Debbie has always given me sound advice, correct information and puts the upmost effort to her position. THANK YOU, DEBBIE,

Finally, I would like to Thank Alisha for being the smiling face always when you enter the office. She is always kind, helpful personal and professional when dealing with anyone that she is in contact with. She has done a great job in her position, brightens my day when talking to her and I just want to Thank her.

Well, did I thank everybody? If not, I want to.

In closing, Maybe, just maybe if we listen more, care more, work together more, we can close the divide and make 2024 a year that brings strength to our community and be the best HOA possible.

END OF REPORT

Treasurer's Report and Presentation of the Budget to be POSTED for 2023.

Treasurer's Report for November 12, 2023

Presented to the membership by Treasurer Allan Lindberg

Twenty days ago, I accepted the appointment to the Board of Directors as Treasurer and responsible for completing the budget for 2024.

The first three days were spent wondering what the heck did I got myself into. I read and reread all the governing documents to determine my role and responsibility as Treasurer. If I am to be true to the governing documents, I must follow what they tell me. As director, I do not have the right to pick or choose what parts I follow and which to ignore.

The budget committee members are Mike Hepburn, Linda Hepburn, Stan Maier. Connie Watt has been absent with notice. Finance Manager Deborah Brown and Maintenance Manager Vince Cantwell were present at each meeting.

I requested a legal opinion to determine if our current P1 – P2 contradicted our governing documents or put us in a position for a possible lawsuit. Several days later we had the attorney response, and the meetings began. The committee met on the following dates.

11-7 with President Ken Bourne, Directors Connie Johnson, and Marilyn Sbardellati.

11-8 with Directors Sherman Lackey, Connie Johnson, and Marilyn Sbardellati.

11-9 with President Ken Bourne, Directors Steve Garner, and Kim Farquharson

11-10 with Vice President Sharyn Cornett and Director Marilyn Plowman.

The attorney opinion told us we were in violation of our governing documents with the P1 – P2 model and the option of two tiers was not possible with the language of our By Laws at the time of approval. In July the language was corrected.

We agreed that Woodburn Estates & Golf needs a predictable income source and needs to follow our governing documents. The solution and decision is that a one fee for all members is the right thing for Woodburn Estates & Golf. Every committee member expressed compassion for members in lower income brackets and the effect this would impose. We need to consider all members.

Operating income from Owner Member dues represent 80% of the total 2024 budget and 20% ancillary income that includes Associates Memberships dues, fees from RV storage, golf car storage, golf car rentals, new storage units and other rental and usage fees.

The 2024 dues for all homeowners will be \$1,008.00 annually. Monthly payment plans are available. Go to the office to make those arrangements. I know many of you will want a copy of the 2024 budget and later today Director Sherman will post the 2024 budget on the website for viewing or downloading.

At the October 24th BOD meeting Director Kim shared that there was an individual wanting to contribute to help those in financial need. Kim can provide details without involving Woodburn Estates & Golf or the Board of Directors. This is a big change. Going forward will bring more stability to the income required to operate Woodburn Estates & Golf.

Details about “Neighbor Helping Neighbor” plan. Presented by Kim Farquharson

COMMITTEE Reports:

2023 Activities - Year End Report- President Sharyn Cornett

Annual Meeting report 2023

I want to thank everyone that worked on the Activities committee this year.

Some members have moved on to volunteer for different committees, but it still requires time and effort whatever committee you choose to participate in. Thank you for all your efforts to make this HOA a success. The many people that step up to volunteer keep all our event costs low.

We don't have the pre covid numbers yet for events, however we are continuing to grow.

Our motto is to get people out of the chair and participate more here at club house events. It is important to stay active in your retirement years.

This year we had a weekly Bingo and Coffee hour, a super bowl party, spring and fall breakfast, family golf, community garage sale and new indoor sale and clothing exchange, show and shine car show, summer concerts at gazebo, craft fair, Christmas program and golf parade. We always have a very active golf tournament schedule. Having presold tickets or reservations for events has cut down on waste of supplies for events. Thank you to all our sponsors this year, without their support we could not have events for you.

A new director will be appointed for 2024 and it is always good to have fresh ideas and a new team.

We have been spending down the money the community has earned by attending events for 6 years. This year we purchased new speakers and audio equipment, new kitchen dish washer, new cooking equipment needed for events, fixing broken curtains in auditorium and dining hall, new bingo reader board, cleaning and painting blue room, refreshing of billiards tables, seats, new cue balls and sticks to promote a resurgence in number of players and promote open tournaments. There is a new game for an old table called snooker golf, look for N/V articles for information about this popular game. Conference room 2 is being cleaned out to be more usable for committee and educational meetings. We have been investigating the cost of new flooring for the restaurant, a new loveseat in living room, new bench at the rose garden and new patio tables for patio deck.

We have sold the poker tables stored behind the stage curtains to a local Kawanis group and cleaned out old equipment not used anymore. We have reorganized and cleaned out the golf activity storage room and encourage all committees to do the same. Sometimes we tend to hoard old decorations and old equipment just like at home. Things change, interests change, decorating styles change, and we need to change with the times.

Thank you for allowing me to be the activity chair for the past 6 years and working with such great volunteers. I wish fun, health, and success in the years to come.

Thank you Sharyn Over and Out!!!

2023 ARCH-RV -- Year End Report - Director Connie Johnson

Architectural and RV Committee Report

2023 Year End Report

This year we hit the ground running. It was a huge learning curve for me as I was voted in on December 20, 2022, to replace Gene Nemish. A big THANKS goes to Larry Osterhoudt who showed us the ropes. Our committee is now running like a well-oiled machine.

The committee meets weekly to go over current and outstanding architectural requests and compliance forms and take action as needed. We also meet once a month for our regular committee meeting.

Listed below is what we have worked on this year:

- Finalized over 40 request forms from 2022.
- Received 169 request forms and have finalized 157 so far, this year
- Received and completed 91 compliance forms so far, this year
- Standardized paint colors for homes (there is a booklet in the office to look at when deciding on paint color for member's home)
- Weeds are a constant battle in the RV lot but weeds and berry bushes were sprayed and cut back several times
- Roads in the RV lot have been graded and potholes are filled as needed.
- We contacted ODOT to have them clean out the drain on the freeway side and that helped with some drainage issues.

- 2 rows have been cleared and rock added and compacted. Spaces have been lined and renumbered.
- 36 storage units have been purchased and the ground has been prepared for their arrival in November. Once the units are set up, the remaining prepared ground will be lined and numbered for small RV spaces.
- The RV lot gate operating hours has been changed to a year-round 6 am to 9 pm
- We began the year with 277 RV spaces. We will end the year with 251 RV spaces and 36 Storage Units.

I'd like to thank the Board for allowing me to serve my community this past year. If elected, I will continue to serve to the best of my ability.

Respectfully submitted,
Connie Johnson

2023 Annual Golf - Year End Report Director Ken Bourne

2023 Golf Report

As already mentioned in my President Report, due to the large turnover in staffing, it has been a challenge keeping the course and facilities in the best working condition. The job Vincent and his skelton crew have done is very impressive. The golf course condition in April and what it looks like now is striking. Vincent and his crew have turned a course in dire need of care to one that we should be proud to show off to our members and guests.

Golfing activities from April through October have been very brisk, with many tournaments held with a great outcome.

Our Associate members have increased throughout the year as word of mouth of what we have to offer and at what price has drawn more people to our course. We also have some homeowners that have bought in 2023 starting to increase and are enjoying the sport. Men's and Women's Golf Club members are increasing, and the future looks brighter.

End Of Report

2023 Marketing PC Committee- Year End Report - Director Sherman Lackey

The Marketing PC Committee continues to make progress in updating the News & Views monthly newsletter. We have been able to increase advertising to the point where we have almost as much paid advertising as we have articles. We still have a need for additional volunteers to provide articles, favorite holiday drink, or recipe articles. Overall progress has been good.

We entered November this year with 93 members requesting the opt out of the paper edition and receive only the digital edition. The trend of requesting the digital edition should continue in the coming years.

The Woodburn Estate & Golf website continues to be improved. We have been able do some file cleanup, to the site itself, and make additional visual improvements to the website overall. The Financials are as up to date as our process of approval and posting will allow.

With the end of the COVID-19 pandemic we are seeing more visitors to the Country Cottage take a free copy, placed by the front door of the west wing of the Clubhouse, to their home in outer parts of Oregon.

Submitted.

Sherman Lackey

Director Marketing PC Committee

2023 New Members Committee Year End Report – Director Marilyn Plowman

New Member Committee Annual Report

November 14, 2023

The New Member Committee met monthly throughout the year. A booklet describing all available activities, groups and clubs was updated early in the year and was included in the new member welcome packets along with the 2023 phone directory and other important forms and information about the HOA. In addition, a new packet describing the highlights of the governing documents was also included in the welcome packets.

In March a new member welcome event was held in the auditorium with representatives of all activity groups and clubs available at WEG meeting and inviting new members and other not so new members to participate and become involved in our community. Welcome packets were handed out to all new residents. A lovely buffet of homemade food and refreshments was provided by the Foodies Group on beautifully decorated tables in the dining room.

The committee has prepared over 100 welcome packets. Each month following the March event, members of the committee delivered welcome packets to people who had moved into the HOA. In October a smaller Welcome Event was held. In the future, we plan to hold another small welcome event in late winter and another larger event in May or June.

Respectfully submitted,

Marilyn Plowman

New Member Director

2023 House Committee Year End Report – Director Marilyn Sbardellati

Annual Meeting of Members

House Report

November 12, 2023

Even though he will probably not want me to, I would like to thank Vince Cantwell, our facilities Manager, for being here for us and for always going above and beyond with your time, knowledge, expertise, and above all your humor. I am grateful and thank you for all you do to keep this place intact and functioning.

Several large undertakings were prioritized this year. We cleaned, scoped and repaired or reconfigured the storm drains on the south and west side of the Clubhouse and Pro Shop. Left to complete are storm water drainage on the North side of the Clubhouse and repair of the stormwater vaults in the parking lot. The other large project was to bring our fire suppression system up to the current code. Both contractors worked with our tight budget, necessitating the lengthy timeline.

In February the inevitable happened and we needed to rebuild the entire pumping system for the swimming pool. Fortunately, our Facilities Manager and staff were able to accomplish much of the work in house, saving WEG a considerable sum of money. By March the pool was reopened with a new and better circulation system that doubled the amount of water being filtered and pumped in and out of the pool.

A pool sub-committee was formed and tasked with defining the scope of our pool and pool housing renovation. The sub-committee worked diligently to develop a realistic project scope. We are accepting bids and plan to begin the work in the new year.

The lack of a restaurant contract was a major concern for the House Committee. We pushed to have a proper contract signed but failed in getting our major request included, that was allowing WEG to decide what equipment we would repair and replace. Our other major concern was to properly staff our facilities maintenance department, hopefully next year's budget will provide for such.

In December I will have been at this job for a year and a half. I knew going in, the job of a Board member and House Director was a huge task. What I did not expect was the roadblocks and interference thrown in our way, much of it coming from within this body of nine. I also did not expect to witness the divisiveness, hostility and vitriol coming from certain factions among our membership. Having been a victim of some of this behavior, I am sad and disappointed. The behavior is juvenile and counterproductive. This is not to say legitimate and constructive criticism should not be cultivated and listened to and when appropriate acted on. Because, if we are going to put the pieces of this HOA back together, I feel this is where we need to begin. As a Board member with two more years to go, I pledge to do my part and ask the membership to do theirs. Together and only together can we do this.

End of report

2023 Rule & Regulations Committee Year End Report

Rules Committee by Director Steve Garner

Rules Committee meets twice a month. It is a busy group. They spend a lot more time outside than in committee meetings. There have been a lot of things that we started that we had not done before and the committee has worked very diligently in trying to keep things straight. There have been lots of changes that have come about. Some are driven by the BOD, of course, when they approve certain things and others that are housekeeping items. This year, complaints have been down slightly, which is good. We are about 80% of what we had at this time last year. To head off some complaints, the committee came up with the idea of reminder letters. So, if the landscaping or something is slightly out of skew, the committee might put a reminder letter on your door or in your mail slot. Please know that it is just a reminder that there is some action that needs to be taken. It is not a fine or a warning. It is just a little reminder that this is in our Rules and Regulations, and we want you to take care of this before one of your neighbors gets upset and files a complaint.

We are going to go ahead and hopefully, see even more of a decline of complaints over the next year. I'd like to thank the committee – Dianne Matta, Jenny Heide, Andrew Nordby, and Stan Hiller. Especially Stan Hiller for his wordsmithing that he spends hours on each month making sure that the words that go into our governing documents really reflect the wishes of the Board approved motions and the will of our populus.