

**Woodburn Estates & Golf
Board of Directors Meeting
Tuesday, October 24, 2023 – 1:30 pm**

Reports of Officers, Boards and Standing Committees

President's Address:

Good afternoon,

Thank You for coming to the meeting. Please silence your phones and if you are not a member of The Association, I need to ask you to leave.

October has been a very busy month for me as I have been in several meetings and prepared for the upcoming Annual Meeting.

Here is what has kept me busy throughout the month.

- Weekly Meetings with our VP and Management Staff, discussing any issues and possible solutions.
- Attended several phone call meetings and e-mail conversations with our lawyer dealing with The Special Recall Meeting and additional legal issues.
- Met with a homeowner over a shed issue and directed the matter to our Architectural Director.
- I was invited to attend a luncheon with The Maintenance staff to meet and greet and thank them for the job they do.
- Answered several phone calls and e-mails concerning The Recall Election, The Annual Meeting and The Annual Board Election.
- I attended the Budget Meeting to bring me up to speed where we are in the 2023 Budget year and what is the proposed 2024 Budget.

Activities Committee - VP Sharyn Cornett

OCTOBER 24, 2023

The Activities Committee has been very busy trying to do some 'gift' projects for the Community. The following projects have been completed:

- **The patio deck was cleaned.** Ten or more people watched the glow ball tournament and cheered them on. The weather was fantastic that evening.
- **The pool noodle holders were replaced in the swimming area** with large plastic cans, holes were drilled in the sides and bottom for air flow to dry out the noodles.
- **The curtains have been repaired in the dining hall and auditorium.** The broken pins were replaced, the cords were all frayed and replaced for smoother opening and closing. They look brand new.
- **The billiards tables are being repaired and recovered as we speak.** We have new cue balls and cue sticks. Some new rules have been added to cover some issues for play. Please watch the N/V early next year for the tournament schedule. There are

signs that say Elmer's Room. If you know anything about Elmer, could you please call so we can have some history.

- **We have some other projects we are checking.** We are getting bids to replace the floor in the restaurant with nonskid commercial dark wood laminate and hope to contribute to this project.

All these special projects have taken time and energy but there is great satisfaction in getting some of these things accomplished.

Meanwhile, the regular activities have continued as scheduled.

- **The pancake breakfast** was like the old days, people laughing visiting and enjoying the time together. It does not matter if you like pancakes or not, you come to support your community. That is why you come to any event here at the club house. This is the motto we follow—get up out of that chair and join others. Live a joyful life.
- **The new member meeting** was the best one we've had. Thank you, Marilyn, and your team of volunteers.
- **The craft Fair** was also a great success under the leadership of Jone Drury. We had 479 visitors come to the craft fair. This is a larger number than what we had last year. Thank you to the cookie bakers and all the volunteers for their very good job. We have many many talented community members. Busy all year getting ready for this event.

I contacted Officer Stout the canine handler, and the two dogs now have bullet protection thanks to you and others generous donations, more on this story in the N/V.

Remember the board candidates will be at coffee hour this week. It is \$2 to get coffee and donuts. Each candidate will have 3 minutes to introduce themselves. Each candidate will have 2 minutes to answer a random question. We are asking that they stay after coffee to mingle and answer any questions you might have.

Architecture/RV Committee – Director Connie Johnson

OCTOBER 24, 2023

The Arch/RV committee continues to meet weekly to go over Architectural requests and compliance forms. We have completed the temporary move of all vehicles from the first row in the RV lot and are preparing the ground to install the storage units. If anyone is interested in renting a storage unit, please see me to have your name added to the list.

Respectfully Submitted,
Connie Johnson.

Golf Committee – Chair Ken Bourne

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- Golfing activities have slowed down during this period as all of the tournaments are over.
- The Glow Ball tournament was held on October 6, and was a lot of fun with no accidents.

- Vincent and the Golf Course staff have been very busy preparing the course for the winter. Such as leaf pickup, greens and fairways plugging and sanding, irrigation and water spigots shut off and final mowing and tree and limb removal.
- I prepared and submitted the 2024 Golf Tournament Schedule.

House Committee – Director Marilyn Sbardellati

OCTOBER 24, 2023

The House Committee and Pool Sub-Committee both met since the last Board Meeting.

First a big thank you to Randy Wolfer for taking it upon himself to set up the auditorium for the October 10th member's meeting, your actions were greatly appreciated by our staff.

Facilities Maintenance continues to be short staffed, limiting the amount of work and projects that can be taken on.

PNW Fire will be on site on October 27th and will be working in the vault outside the breezeway and in other spaces in the west wing. They will be completing their work and preparing for a systemwide inspection.

Facilities Maintenance discovered an issue with the duct work leading from the AC units above the restaurant. The repair work done some years ago was not done properly and part of the duct system needs replacement. CJ Hansen will schedule a site visit and plan for the repair. CJ Hansen was successful in 'hacking' the Renzor heater servicing the health Center dressing rooms. They bypassed the 'high tech' controls and restored heat to the serviced area.

A 5-year restaurant contract was signed the morning of our last board meeting. Going forward, we are responsible for the repair and replacement of all restaurant equipment owned by the Association.

"Landlord shall replace failed Equipment with an equivalent or better make/model in new condition unless otherwise coordinated and agreed upon by the Parties."

Jim Taylor is taking on the task of monitoring the chlorine levels for our pool. He is taking the appropriate classes and testing online in order to be licensed for this. We started contacting local pool companies for on-site visits. This is the first step in the bidding process. The first visit is scheduled for November 1. In the meantime, the pool continues to be fully operational, and the water temperature is set to a soothing 90 degrees for your enjoyment.

Marketing/PC Committee - Director Sherman Lackey

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The Marketing committee did not meet and does not have an additional report.

New Members - Director Marilyn Plowman

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A New Member Welcome Event was held on Sunday, October 13, at 3 in the afternoon. Invitations were delivered to all homes purchased between April and the beginning of October. There were at least 30 new members and others representing some of the many clubs and activities available to residents here in our community. Steve Garner led the newcomers in a game that caused them all to mingle and ask questions of each other. A big thank you to Steve. Afterwards the new members walked around the auditorium asking questions and getting information about the different amenities available at our HOA. Coffee and delicious pasties, both sweet and savory, made by Bunny Buckwalter, a member of the Foodies Group, were enjoyed by all in attendance. The members of the New Member Committee have been delivering Welcome Packets to new homeowners each month.

From January 1st to October 12th there have been 89 homes purchased in Woodburn Estates and Golf.

Respectfully submitted by
Marilyn Plowman

Rules & Regulations Committee – Director Steve Garner

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The rules committee introduced reminder letters to head off complaint numbers in the month of September. Some people were worried that they had received a complaint. The committee members assured them that they had not collected a complaint but had a situation that needed their attention. Reassured they took care of the situation immediately. Some people thanked the committee for pointing out the situations of which they were unaware. Complaints are running behind the complaints we experienced last year, and we have news that some neighbors are actually helping their neighbors take care of the situation/s that generated a complaint. The committee issues a big “thank you” and a “well done” to those who demonstrated the concept of community to their neighbors.

The committee is also working hard to produce motions that keep our governing documents current with changes that the board has addressed. A big thank you to our wordsmith, Stan Hiller, for his diligent work in this area. The committee hopes that more of us will join the community concept of dealing with the conditions that make our community a wonderful place in which to live.