

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

Approved December 12, 2023

**Call to Order 1:30pm**

**Establish a quorum** – Ken Bourne, Kim Farquharson, Allan Lindberg, Connie Johnson, Marilyn Sbardellati, Marilyn Plowman, Steve Garner, Andrew Nordby, and Dorothy Monnier

**Pledge of Allegiance**

**Election of Officers:**

<b>President:</b>	<b>Ken Bourne</b>	<b>8 votes</b>
<b>Vice President:</b>	<b>Steve Garner</b>	<b>6 votes</b>
<b>Secretary:</b>	<b>Kim Farquharson</b>	<b>9 votes</b>
<b>Treasurer:</b>	<b>Allan Lindberg</b>	<b>9 votes</b>

**Meeting adjourned: 1:40 pm**

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Woodburn Estates & Golf  
Board of Directors Meeting  
Tuesday, November 28, 2023 – 2:00 pm  
Auditorium – Listen In (425) 666-4290  
Approved December 12, 2023

**Call to Order**

**Establish a quorum** – Ken Bourne, Sharyn Cornett, Kim Farquharson, Allan Lindber, Connie Johnson, Marilyn Sbardellati, Sherman Lackey, Marilyn Plowman, Steve Garner.

**Pledge of Allegiance**

**Secretary Kim Farquharson: All motions regarding Minutes: Seconded and approved.**

Motion to dispense with the reading of the minutes of the BOD meeting of October 24, 2023.

Motion to approve the minutes of the BOD meeting of October 24, 2023, as modified.

Executive session – Tuesday, November 21, 2023 – 1:00 pm. All present except Kim Farquharson and Steve Garner. Topic of discussion: Legal Issue; Personnel

**Treasurer’s Report for Noveber 28, 2023**

**Treasurer Allan Lindberg: Motion to approve the personal issue as discussed in the November 21<sup>st</sup> Executive Session. Seconded and approved.**

Fund Balances as of October 31, 2023

Operating Fund:	\$483,827
Reserve Fund:	\$578076
Working Capital Fund:	\$855,769
Accounts Receivable:	\$55,758

**Motion to approve the Treasurers report. Seconded and approved.**

**Adjourn to Open Mic – Reconvene Meeting**

**Motion #1 Seconded and approved.**

**Treasurer Allan Lindberg: Motion to transfer \$8,453.61 from the Reserve Fund Account to the Operating Fund Account to cover qualified expenses as follows:**

Asset TBD Jacobsen AR331 rear rollers & repair parts, Asset# TBD (purchased 12/21-none assigned yet) \$1,205.33.

Asset # 1167 Jacobsen Turfcut 4wd replacement battery & mower deck parts = \$1,065.40

Asset# 1164 Toro 3100D Sidewinder electrical system parts & repair = \$1,183.88

Asset # RF6 Tru Double Door Refrigerator replaced = \$4,999.00

**Motion #2 Seconded and approved.**

Treasurer Allan Lindberg: Motion to approve the personal issue as discussed in the Executive Session on 11-21-2023.

**Motion #3 Seconded and approved:**

Treasurer Allan Lindberg: Motion to adopt the proposed 2024 annual budget.

Division of House:

'Yes' vote by Bourne, Lindberg, Farquharson, Plowman, Cornett, Lackey, Garner, Johnson.

'No' vote by Sbardellatti

**Motion #4 Motion to table: Seconded and failed.**

**Motion seconded and approved.**

Director Sherman Lackey: Motion to return to our Incorporated business name – Senior Estates golf & Country Club by January 1, 2024.

VP Sharyn Cornett: Motion to table this motion:

Division of House:

'Yes' vote by Bourne, Lindberg, Sbardellatti, Plowman, Lackey, Garner, Johnson.

'No' vote by Cornett, Farquharson

**Motion #5 Motion to amend: **per month** Seconded and passed.**

**Motion seconded and approved as amended.**

Director Sherman Lackey: Motion to increase the spending for Mail Chimp to \$50.00 per ~~year~~ month beginning December 1, 2023.

**Motion #6 Motion withdrawn by Director Steve Garner.**

**Motion #7 Motion withdrawn by Director Steve Garner.**

**Motion #8 Motion withdrawn by Director Steve Garner.**

**Motion #9 Motion withdrawn by Director Steve Garner.**

**Motion #10 Motion withdrawn by Director Steve Garner.**

**Motion #11 Seconded and approved.**

Director Steve Garner: Motion to approve 2023-1024 Rules & Regs #14.36 (add).

14.36-10 Bikes are not allowed. (From Orange Form used in golf shop, Signage on the Golf course, and R&R 14.35). Seconded and approved.

**Motion #12 Motion to amend 13.10-2 to read: **'toxic or hazardous chemical'** – Seconded and approved.**

**Motion then seconded and approved as amended.**

Director Steve Garner: Motion to approve 2023-1024 Rules & Regs section 13 (revised).

13. RECREATIONAL VEHICLE (RV) LOT

The RV space may be used for the following vehicles:

13-A RV or Motorhome, 5<sup>th</sup> Wheel, Travel Trailer.

- 13.1 Members, Family of Members, and Associates May Obtain Space - Only homeowner members, family of homeowner, and associates may obtain lot space or storage unit space on an annual basis with priority going to homeowner, and then family of member. Associates may also obtain RV lot space and or storage unit space ~~for their own unit(s)~~ on space availability. [associates 3-23-2021]

13.1-1 All lot sizes and storage unit sizes are defined in the Fee Schedule.

13.1-2 The unit(s) stored must be moveable and must be identified on the form and/or photo may be attached. Ownership must be verified at the time of application along with proof of insurance and registration of ownership. Moveable, as defined in this section, means that the owner is able to drive down and drive away, reload, or hook up and move their unit, as required by the Association. [10-24-2017]

13.1-3 It is advisable that the owner has an emergency contact on file who may move the unit if the owner is unable to move the unit in a situation requiring a move. [10-24-2017]

13.1-4 Lot and or Storage Unit users are expected to follow Rules and Regulations for usage. The Association member will be responsible for compliance, usage, and fees.

**13.2 Lot Space and Storage Unit Agreement ~~Must Be Renewed Each Year~~**

13.2-1This RV Lot space agreement must be renewed every year on a full year basis. Proof of Insurance and Proof of Current Registration of Ownership will be required. The prorated RV lot fee will be for the first-time RV member or the first time RV Associate only, not the first time with that vehicle or the first time in that lot space.

13.2-2 Individual Storage Unit agreement must be renewed – see Fee Schedule. Proof of Insurance will be required. No alteration to the unit door, walls, ceiling, or floor.

**13.6 Due Date Penalty**

If the lot space or storage unit fee is not paid within thirty (30) days of the due date, or if the member does not clean out their storage unit and or remove their unit(s) immediately upon termination of this ~~RV Lot~~ agreement, their access ~~may~~ will be denied. All costs for such action(s) will be the responsibility of the member.

**13.9 Member Termination of Space**

By permanently removing their unit(s) from the lot space and leaving the lot space and or storage unit space clean, or non-payment of the fee. [3-2-2021]

**13.10 ~~Unit is~~ Stored at Owner's Risk**

13.10-1The Unit(s) will be stored in the RV lot space at the owner's risk.

13.10-2 The following are not allowed: **toxic or hazardeous** chemical, flammable, corrosive, or explosive materials ~~may not be visible on open trailers~~. [5-23-2017]

13.10-3 The Association will not be responsible for loss or damage caused by fire, vandalism, theft, weather, or the act of other person(s), including acts of natural disaster. It is up to the owner to provide their own insurance to cover such loss or damage.

**~~13.12-11~~ Personal Item Storage at Owner's Risk.**

All properties by owner stored inside, outside, or underneath the owner's unit(s) are at the owner's risk ~~of the owner~~. It is up to the owner to provide their own insurance to cover such loss or damage. ~~The following are NOT allowed – flammable, corrosive, or explosive materials.~~

**~~13.11~~ 12 Unit May Be Covered but not Anchored to the Ground or Fence.**

**Motion #13 Motion withdrawn by Director Steve Garner.**

**Motion #14 Seconded and approved.**

Director Steve Garner: Motion to approve 2023-1024 Storage RV Agreement (revised).

Adjourn to Open Mic – Reconvene Meeting

Announcement for Next Meetings

BOD Meeting - Tuesday, December 12, 2023, at 1:30 pm

Adjourn Meeting