

**Woodburn Estates & Golf  
Board of Directors Meeting  
Tuesday, January 23, 2024 – 1:30 pm  
Committee Reports**

**Reports of Officers, Boards and Standing Committees**

**Activities Committee – Director Dorothy Monnier**

JANUARY 23, 2024

Activities report for January 2024

Many hours were spent on the telephone recruiting new members to be added to the Activities Committee. Coffee Hour has been the biggest, long-lasting & most popular activity that continues to exist in the ESG&CC. Where else can you buy a cup of coffee and a donut for \$3.00. Getting together with old and making new friends, play games, enjoying live entertainment, local Musicians, High School Bands and Chorus members from local schools. We need to get the word out and increase our attendance. Every Thursday in the Auditorium, Doors open at 9:30, entertainment at 10:00.

The newest activity that is bringing a lot of enthusiasm is Pool lessons and tournament play. For starters the first SEG&CC tournament is scheduled for February 7, 2024, As the attendance grows, there will be League tournaments scheduled for outside players. Emphasis being given to Pool lessons and Women players as well. If you have played pool, billiards several years ago and need a refresher lesson, check bulletin boards and News and Views wii keep sending reminders and updates.

Our newly established Activities Committee is ready to “hit the road running”. Our committee consists of representatives from other groups, i.e. Golf, New Member Committee, Marketing, Coffee Hour, Bingo to name a few. Our Mission is to strength, improve communications with other committee’s, tearing down the walls that bring division to all homeowners.

Submitted by Dorothy Monnier, Activities Chairperson

**Architecture/RV Committee – Director Connie Johnson**

JANUARY 23, 2024

RV lot rule: it is advisable that the owner has an emergency contact on file who may move the unit if the owner is unable to do so in a situation requiring a move.

Alterations and Renovations to property must obtain an Association Architectural Request form and submit to the office for prior approval.

**Golf Committee – VP Steve Garner**

JANUARY 23, 2024

Greens Committee Report, January 23, 2024

The committee discussed the need of Marshalls to monitor walkers on the golf course, making sure that they have their identifying lanyards and, if they have dogs, that they are taking care of dog waste. There have been issues with local people who are not members of Senior Estates walking on the course. Also, we have problems with players driving their carts onto the course when conditions are too soggy to support their weight. We discussed the possibility of locating on and off lanes that have a stronger base in order to avoid damage to the course. In addition, we need to remind players to repair their ball marks on the greens to keep them in good putting condition. We will need to create temporary greens on holes 6 and 15 in order to get those greens back into playing condition. Gretchen Yoder has rated the golden tees for handicap establishment purposes.

The committee would like to sponsor a “tent sale” for supplying equipment for new golfers who would like to begin playing since play is free. We want to collect older, used equipment to sell at a reduced price to

those wishing to take up this lifelong sport. We are looking into opportunities to provide new users with lessons to get them off to a solid start.

We have some holes that need attention to improve drainage. We also have need of replacing two mowers sooner than later as they are nearing the end of their useful lives. We recommend looking at the reserve study to check when they are scheduled to be replaced. We would also like to see the traffic control bumps replaced to avoid carts speeding through the breezeway colliding with people exiting the hallway leading to the breezeway. In addition, we would like to see the creation of an outdoor pickleball court in the patio area between the clubhouse and the pool. Respectfully submitted, Steve Garner, golf and greens committee

### **House Committee – Director Marilyn Sbardellati**

JANUARY 23, 2024

House Report January 2024

Many thanks and appreciation to James Taylor for his work as an essential employee during the winter storm shutdown and to Connie and Gary Johnson for their quick response when the alarms went off and for being my eyes on the condition of the parking lot during the facilities closure.

Both the House Committee and Pool Committee meetings were canceled last week. We will be meeting this week instead.

Northside Electric repaired the electrical issues in the south end outside bathrooms, irrigation pump room and in the mechanical shop. They also repaired the lighting on the outside of the living room/restaurant entrance and added security lighting to the Greens building.

Our facility's fire detection system passed its annual inspection. Integrated Solutions performed a periodic service to our alarm system.

Done Right Plumbing began work on the drainage at the east end of the clubhouse near the rose garden. Repairs to the storm drain were made there and outside of the billiard room. Work in this area will continue as the weather permits.

The tunnel pump needed repairs in the aftermath of last week's storm. No other major problems occurred due to the freezing temperatures thanks to proper weatherization, storm prep and monitoring.

Yesterday the restaurant carpets were cleaned again, this time by ChemDry, using a different process. The results were satisfactory. While the restaurant was closed we took the opportunity to switch out the refrigerators. In the process a faulty cord was discovered on a Country Cottage owned refrigerator. Northside was called out to repair it, as it posed a hazard. This month we also repaired the meat slicer which involved taking it apart and cleaning it. We also fixed two leaking sinks.

End of Report

### **Marketing/PC Committee - Director Kim Farquharson**

JANUARY 23, 2024

The Market PC Committee met and discussed the three areas in its name: "Marketing – Publications – Communication". There was a lot of energy and enthusiasm in regard to ideas for Marketing and things that we can do. However, by unanimous consent, it was decided that the first priority and focus of the committee needed to be to improve 'communications with our members'.

Our thought is to send out a Bugle Blast each morning, with the calendar of the day's activities and any announcements from the Office, ProShop and/or Facilities. We will watch the MailChimp count numbers so as not to go over our monthly limit, while still allowing enough for BOD business, N&V blasts, and for any emergencies. Then, we will connect it to the website so that updates can be made to any daily announcement by going to the website.

The committee made the decision to bring the layout of the News & Views inhouse. This represents savings of \$800 per month, totalling \$9,600 per year. We are not professional graphic artists but feel our work can be satisfactory enough considering the savings that it represents. Four different people have express interest in learning what is involved with putting the News & Views together, both as editor and as layup, so we will give them opportunity to learn and see if it is a good fit for them. We want to use a small part of these savings to get some professional drawings or mockup of Signage, Logos, etc.

The committee recommends to the BOD that we set a deadline of December 2024 to accomplish all the steps of the name change. This gives time and opportunity to design letterheads, logo, signage, business cards and will give opportunity to the community to have input in the process. Our intention is to move forward with this as quickly as possible but put the final deadline out to December. During this year, we will introduce and display many 'unofficial and unapproved' letterheads and logos. This puts ideas out in public and folks can look at them for a bit before giving input as to whether they like it or not.

The Marketing PC committee also discussed the domain name with the Management Team. It is our recommendation to register the domain name: **SeniorEstatesGCC**

#### **New Members - Director Marilyn Plowman**

JANUARY 23, 2024

No Report

#### **Rules & Regulations Committee – Director Andrew Nordby**

JANUARY 23, 2024

Our founders established our HOA governing documents for a reason. We are an active community of 55+ members in over 1500 households. Being a "complaint driven" system pits neighbor against neighbor. At the end of 2023, the R&R committee established a new system to deliver "courtesy reminder" letters to homes that are in violation of our documents. These include rules regarding **landscaping**: maintain a neat and orderly appearance, dead trees, stump removal, hedges (7-foot rule) **parking**: 72-hour rule regarding RV's, trailers, boats parked in driveways, parking on lawns, and **garbage can storage**: with attention to those who have the "handicap" sticker from Republic. We will also be encouraging neighbors to help neighbors.

Over the next month, we will be reviewing all of the public forms and be doing a "**clean up on aisle 5**" to make sure all forms are following our Rules & Reg's and bylaws.