

## **Gamblewood Community Club 2011 Annual Members Meeting**

June 11, 2011

Minutes recorded by Tom Twigg

Meeting held at Gamblewood Community Club (GCC) Waterfront Park

### **Meeting called to order by President Tom Moench at 2:00 PM**

Officers in attendance Tom Moench, Treasurer Phil Elena, and Communications officer Tom Twigg (also acting Vice President and Secretary). Officers Gus Holstein and Tory Dougherty were not able to complete their terms to the end of the year.

Proof of notice given: Notices in Gamblewood Gazette newsletter, sign at community entrance, Gamblewood.org website, and Gamblewood Facebook group.

Minutes from June 2010 Annual Meeting read by Tom Moench. Motion to accept by Beth Berglund, seconded by Kat Peterson, passed unanimously (14 eligible member/voters present at this time).

5 Minute break for administration, checking in recently arrived members.

Fire Chief Michelle Laboda from NKFR addresses meeting about NKFR's place in community, services, etc.

Bylaws are handed out.

Thanks given to the Elena family for preparation of BBQ food.

Thanks given to Bob Green's band for providing music during BBQ.

Treasurer's Report made by Treasurer Phil Elena. Financial statements handed out. Phil goes through report, mentions dues collections were up this year, expenses remained fairly flat. Phil explains how IRS nonprofit reporting led the Board to decide to move GCC money market funds into traditional savings account (the relatively small amount of interest was too high for a nonprofit, requiring a much more burdensome tax filing procedure. Tory Dougherty motions report be accepted, Bob Green seconds, approved without dissent.

Communications report given by Tom Twigg. In addition to the normal publishing of the Gamblewood Gazette, the GCC website was revived at Gamblewood.org, a Gamblewood facebook group was formed to encourage better communication between members and to provide a forum to discuss improvements, needs, and social events. A Gamblewood Twitter account was also created though there are few followers. A section was added to the website where some GCC documents can be accessed and downloaded.

Tom Moench gives descriptions of duties of Secretary, President and Vice President.

Tom Moench gives President's Report. The majority of priorities set at the prior year's meeting have been met.

Accomplishments:

- 1) New benches (2 additional) were added around fire pit
- 2) Slow, children at play sign placed along park driveway
- 3) A dedicated Treasure's laptop was purchased (secured by lack of internet/network connection)
- 4) Facebook group created
- 5) Waterfront park entrance improved (pedestrian access improvements for portion of year that park gate is closed to cars)
- 6) New boulders were added to better control traffic along drive and entrance
- 7) Improved Porta-potty location and pad, now handicap accessible.
- 8) Horseshoe pit was added at Waterfront park
- 9) Earth Day weekend community cleanup effort
- 10) Christmas Lights contents and donations
- 11) Dumpster service at Waterfront park for more regular trash pickup

A new vote count shows 19 eligible members present.

### **Board items for agenda**

GCC Bylaws amendment vote:

Tom Moench and Tom Twigg explain the process that we have gone through with our attorney in modernizing the GCC Bylaws. First defined as documents that governs the Board, defines duties, responsibilities, protections and liabilities. In summary there was a 2 step process, first the Bylaws were restated, meaning that they were simply rewritten but in a more accessible way than the obtuse legalese that was popular in the late 60's when the original documents were created. With no material changes made, the Board approved the restated Bylaws late in the summer of 2010. The amended Bylaws that we are asking the membership to approve today do not make real material changes either, but are changed just to eliminate what our attorney felt were inconsistencies or items in conflict.

Everybody has had a chance to look them over and discuss or ask questions. Bob Green motions that we approve the amended Bylaws as presented, Mr. Henry (by proxy) seconds the motion. There are 17 votes counted to approve, none dissenting.

Covenants discussion:

With Bylaws passed, the Board would like to take on the much more contentious matter of modernizing the GCC covenants. The only covenants that are a matter of record were written by the Serene Development corporation at the time Gamblewood was established in 1968. They made clear that they were to be in effect until 1975 or some date after when members of the HOA would vote to amend or replace. Much or what our covenants contain is dated, and new issues/concerns have developed over the years. The Board proposes that members download the covenants from the website and submit recommendations during the coming year that the Board will then draw from

in creating a new set that will be put forth to the membership for a vote in a special election.

Shelters repair discussion:

Phil Elena lead a discussion of the state of disrepair of the east shelter at the Waterfront park and some proposals that we had solicited from contractors to repair or possibly replace it.

It was generally felt that replacement at this point was overkill and would be too expensive. Member Marion Larm motioned that \$10,000 be approved as a maximum that the Board can spend to repair/improve this shelter. Bob Green seconded this motion and all present voted to approve.

Electricity:

The Board has sought costs from Puget Energy to bring electricity to the shelters in the Waterfront park, the cost was prohibitive.

### **Community added agenda items**

Block Watch:

A motion was made by Beth Berglund to invite the Sheriff's Dept. to a Board meeting to discuss the setting up of Block Watches in the community. Matt Hibrer seconded, motion passed by vote.

Play park:

Tori Dougherty motioned that the "big toy" structure be made more little kid friendly by the addition of a slide or similar easy way down. Motion seconded by Tom Twigg and passed by vote.

Noxious weed cleanup:

Nancy Smith brought up the spreading of ivy and other noxious weeds/plants on the park property and proposed an event to locate and eliminate these plants, with the possibility of hiring a contractor to do some of the work if it went beyond the scope of member involvement. Beth Berglund motioned to adopt this plan, Nancy Smith seconded and it was passed by vote.

Increase Facebook participation:

It was suggested the Board come up with a plan, possibly a contest, to increase member involvement with the Facebook group.

Email list for newsletters:

It was suggested that an email opt-out list be created for people that would like the receive the Gamblewood Gazette via email instead of traditional mail (cut waste, save money). The Board will act on this.

### **Vote for new Board members**

Only Phil Elena and Tom Twigg are returning to the Board, leaving 3 open seats. Beth Berglund was nominated by Scott Lund. Bob Green nominated self. With nobody stepping forward to volunteer for the remain seat, Tom Moench offered to return to the Board but warned that he would not be able to complete the year as he would not be remaining in Gamblewood for the whole year—Tom's offer was applauded with multiple nominations. Tom Mahoney motioned nominations be closed and a vote taken, seconded by Tom Twigg. Beth, Bob and Tom M. were all added to the Board by a unanimous vote of those present.

### **Meeting Adjourned**

3:56 PM Kat Peterson motioned to adjourn the meeting, seconded by many and approved by all.

Respectfully submitted,  
Tom Twigg, acting Secretary  
June 11, 2011