Alderbrook Golf & Yacht Club  
Forty-Eighth Annual Meeting Minutes  
May 17, 2015

Board members present:  President Sue Wright, Vice-President Rhonda Westover, Secretary Jill Skogstad, Treasurer Rik Puetz, Del McNeal, and Wayne Lockwood.  Absent was Ron Bock.  Also in attendance was General Manager Rick Verbarendse.

Sue Wright opened the meeting at 1:00 P.M. at the Alderbrook Clubhouse, with approximately 100 members present.  The candidates running for the three open Board positions were introduced:  Ron Warren, who was unavailable due to a medical situation, Ron Heidemann, Catherine Laatz, Del McNeal, Jim Sroke, and Randy Taylor.

Sue reminded all members that at this time, all ballots should have been turned in.

A list of 25 new members to Alderbrook was read, and the few that were present were welcomed.  Sue went on to acknowledge and thank Chad and his ground crew, Justin and the Pro Shop staff, Joni and the staff from the bar and restaurant, the Business Office staff including Cathy, Carol and Rick, part-time maintenance person Tom Anderson, and maintenance person Dave Dasso.

**Presidents Remarks** – Sue expressed her appreciation for the committees, staff and Alderbrook Properties who have all made a difference cleaning and fixing up the Annex and Wickiup areas.  A new lease for the driving range and tennis courts were completed this past year.  The audit on the 2013-14 books was recently completed, following a change in bookkeepers.  While the audit was good, some improvements were suggested and have been made.  All-in-all, it has been a good year as we look forward to another good year ahead.

**General Manager’s Report** – Rick expressed his thanks to the staff and feels that the Club has done quite well this past year.

Sue introduced the Board members who have served this past, giving special thanks to Board members Wayne Lockwood, Del McNeal and Ron Bock, whose terms are expiring.

**Committee Reports:**
- Activities Committee – Dianne Brown reported on all the fun activities they have helped sponsor this past year, and some that they are currently working on.  They have partnered with other committees, such as the 50th Anniversary Committee, to put on some great events.
- Adjudication Committee – Penny Warren was unavailable to provide a report.
- B&A Committee – Leona Klein reported that three new homes were approved by the Committee this past year.  They are working to develop a builder’s checklist.
- Communication Committee - *(a copy of the report is attached)* Ginny Seminara presented the report in Jeanie White’s absence.  Their committee is recommending that a new committee be set up to welcome new members.  They suggest Edie Reclusado as a possible chair.
- Document Review Committee (ad-hoc) – *(a copy of the report is attached)* Shirley Swenson reported on the committee’s work on 2 policies in the past year, and 3 topics currently being reviewed.
- Election Committee – Barb Babik was occupied counting ballots, so no report was given.
• EPAC – Eileen Baumgardner was unavailable to report.
• Environment – *(a copy of the report is attached)* Ginny Chitwood reported on the beautification projects the Committee has been working on.
• Finance Committee – *(a copy of the report is attached)* Karen Monroe reported that the committee worked on the budget and preparing a parcel map for the community.
• Golf Committee – Jean Fields had no report.
• Green Committee – MG Davis thanked Chad and the Green Committee for all their hard work on the 15th hole bunker. Drainage will be an issue to work on in the coming year. He also thanked Brant for his expertise and hard work.
• House & Facilities Committee – *(a copy of the report is attached)* Sharon Ferguson read her report, which outlined the progress made on the community properties this past year.
• Marketing Committee – Carol Norbeck thanked the Board and Rick for their support this year in promoting AGYC through realtors, signs, logo and ambassadors for the community.
• Road Committee – Wayne Haesel reported that the tree roots are the biggest issue to address with respect to the roads.
• Strategic Planning Committee – Bill Kelley thanked all the members who worked on the committee. He also thanked the Board for adopting the Vision, Mission and goals presented by the Committee.
• Tree Committee – Rod Heidemann, reporting for Karl Denison, commented on the committee’s work with Green Diamond on the logging project this past year.
• The Pointe – *(a copy of the report is attached)* Marnie Dominy reported that their committee is working to attract weddings and outside groups to our facility.
• Lot Sales – Sally Steffan reported on their progress to recommend fair market values for lots held by AGYC, that are being put on the market.
• 50th Anniversary Committee – MaryGin Kennedy thanked her committee for all their work in creating a slide show and setting up several activities to celebrate the AGYC 50th Anniversary.

MaryGin Kennedy presented an 18 minute slide show, which outlined the history of how Alderbrook Golf and Yacht Club came to be. It was an excellent presentation!

Rick presented a report that outlined the guidelines and statistics on the Annual Associate Memberships.

**Member Comments and Questions:**

• Marilyn Caska asked for clarification on the State requirement to fund the Reserves. The response was that while the State requires that we have a Reserve account, it is not required that it be funded at 100%.
• Bob Rodgers expressed his opinion that the money saved from the lower interest rate on the golf course and clubhouse loans should be applied to roads and not to the Reserves.
• Jack Deiglmeier commented that while many other golf courses have failed, ours remains strong.
• Gary Fields had several comments. He asked about the Road and Drainage study done in 2006 by ESA, and suggested that redoing the restroom from #14 might be done with volunteers to save money.
• Marilyn Caska asked if the roof on the maintenance shed was being replaced with a metal one. Rick advised that the plan is for a composite material instead.
Elaine Puetz from the Nominating Committee, Barb Babik from the Election Committee and Leona Klein from the B&A Committee were all recognized and thanked for their work. Fran Hammack and Karen Dobson were also acknowledged for their help on the Election Committee.

Sue thanked Wayne, Ron and Del for their work on the Board. Gifts from the community will be coming soon.

**Voting results were announced.** The three members receiving the most votes, and therefore being elected to the Board for a three year term are: Ron Warren, Jim Sroke, and Del McNeal. The proposed budget for 2015-16 was approved.

The May Board meeting will be held this afternoon at 4:00 P.M. Board officers for the coming year will be elected at that time. All members are welcome to stay.

At 2:55 P.M. Rhonda Westover moved to adjourn. There being no objections, the meeting was terminated.

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Sue Wright, Board President         Shirley Swenson, Recording Secretary

**Attachments:**
Agenda
President’s Letter to members
Proposed budget
Ballot
AGYC Reserve Report
Activities Committee report
Communication Committee Report
Environment Committee Report
New Member list for 2014-15
Document Review Committee report
Finance Committee report
House & Facilities report
The Pointe report
Voting results