

High Valley Country Club
P.O. Box 427
Packwood, WA 98361

MINUTES

**Regular Meeting of the High Valley Board of Trustees
June 20, 2009**

The regular meeting of the High Valley Board of Trustees was called to order by President Gary McCarty at 9:00 a.m.

I. ROLL CALL

Trustees: Tina Ko, Dennis Lofgren, Gary McCarty, Ed Bennes, Willie Murdock, Mark Ragan

Not Present: Clare Acker, Ben Potter, Jack Hubbert

Quorum declared.

Employees Present: Randi Halverson

Guests: Lois Enz, Ernie Enz, Michael Brasch, Clude Murdock, Carol Hunt, Bob Treanton, Dawn Ragan, Kelly Huffman

II. APPROVAL OF THE MINUTES

The minutes of the May regular meeting were submitted by Ko.

Motion made by Ko and seconded (Murdock) to approve the May minutes. Motion adopted.

III. FINANCIAL REPORT

The Board did not receive the May financial report.

IV. HEARING OF THE GUESTS

- a. Bob Treanton noted his concern regarding the Board's proposal to provide access to the 2 association-owned lots near the river. Treanton explained that the only possible access would require person to cross over both his and another (unknown) private property. Treanton asked that if the Board wants river access, that the access not cross private property and that clear signage be posted.

a. **Action item** – Board will research and follow up at a future meeting.

- b. Ernie Enz noted that the lot numbers on HVCC properties are not well marked. This

may be an issue in terms of identifying lots as well as possible emergency services (i.e. fire department locating residence in event of emergency).

- a. **Action item** – The Board will ask Rick/Randi for summer worklist and will evaluate when to re-paint these property markers.
- c. Enz also requested an article in the next newsletter reminding property owners regarding property covenants, clean up tips (i.e. using brown instead of blue tarps), etc.
- d. Lois Enz requested \$500 for the Women’s Club annual picnic on August 8, 2009.

Motion made by Murdock and seconded (Bennes) to give the Womens Club \$500 for annual picnic. Motion adopted.

V. DEPARTMENT REPORTS

- a. Operations (submitted by Jenkins via email)
 - i. Mandy Gibbons, who was newly hired, has taken another position. Dan Meekhof will be her replacement.
- b. Water (submitted by Jenkins via email)
 - i. Rick and Randi have been repairing leaky valves and will continue to do so as time permits.
 - ii. Logren reported that a property owner has requested that the new meters not be installed on his lot unless it is government-mandated. This issue is different than the installation of the check valves, which is a government requirement. The Board discussed how to approach the situation.
 1. **Action item** – The Board will include an article in the next newsletter on explaining why check valves are required.

Motion made by Lofgren and seconded (Murdock) that HVCC will not install a water meter on the lot if the property owner does not want it until it becomes a government mandate. Motion adopted.

- c. Golf (submitted by Jenkins via email, Lofgren)
 - i. HVCC purchased fertilizer for fairways and greens for approximately \$1,000.
 - ii. Lofgren will explore convening a committee to discuss tree removal on the golf course.
- d. Clubhouse (submitted by Jenkins via email, Murdock)
 - i. HVCC replaced broken freezer for \$240.
 - ii. Murdock noted that the pop machine was broken. She noted that the HVCC may want to sell pop out of the fridge or explore making repairs to the pop machine.
 1. **Action item** – Murdock will research further and bring proposal to next month’s meeting.
- e. Pool (submitted by Jenkins via email/Halverson)

- i. HVCC pools were inspected by state last week. They requested some minor fixes which have been resolved to the State's satisfaction.
- ii. HVCC has replaced the old and damaged solar panels for ~\$21,000, covered entirely by insurance.
- f. Covenants (No update)
- g. Property (Enz)
 - i. The Property Committee met on June 13, 2009. All but 3 Committee members attended. Enz reported the Committee's discussion to the Board.
 - 1. Enz asked who will be sending letters notifying the properties that are in violation. McCarty noted that the letters are sent by the Board upon recommendation by the Property Committee.
 - 2. Enz also asked who will be monitoring responses to the letters and whether or not it needs to be escalated to shutting water off. Ragan noted that the Property Committee representative could monitor if action has been taken.
 - 3. Enz noted the following:
 - a. Debris on burnt lot in HV#4 (187 Crescent Beach Dr.) will be cleaned up prior to closing (of a sale).
 - b. A letter has been received from A. Pippitt regarding Lot 10-2-7. The letter notes that someone is living full time out of a trailer (without a sewer or water hookup) and that the tarp fencing is an "eyesore." Enz noted that the property is currently in foreclosure. Murdock noted that there was a wood burning stove in the trailer.
 - i. **Action item** – McCarty and Enz will research the issue further and follow up with a proposal to the Board next month.
 - c. The Board discussed whether or not there was a limit to the number of cars that can be parked on a property.
 - d. Enz noted that there was a list of properties that should receive letters that they were in violation of the covenants. He also noted that there is a HVCC form letter that is to be used when dealing with these violations.
 - i. **Action item** – McCarty and Enz will follow up at a future board meeting with the process, form letters and list of properties that should receive notice.

VI. OLD BUSINESS

- a. Last month the Board discussed replacing reader board.
 - i. **Action item** - Rick to research and return to Board with proposal.

VII. NEW BUSINESS

- a. The Board discussed the follow up item from the annual meeting.

8. Ko noted that violations could be fined, similarly to violations of the Clubhouse rules.

Motion made by Lofgren and seconded (Bennes) to amend golf rule #16 to read “No horses or bicycles are allowed on the golf course. No unleashed dogs are allowed on the golf course.” Motion adopted.

- iii. **Action item** – McCarty will respond to Riebe’s letter.
 - iv. **Action item** – Lofgren will recruit golf marshalls to monitor the golf course during the Holiday weekends.
 - v. **Action item** – McCarty will follow up next month with proposal on how to enforce violations.
- d. Administrative
- i. Ragan noted that the golf and clubhouse rules should be posted on the HVCC website.
 1. **Action item** – McCarty will implement.
 - ii. New policy manuals have been published.
 - iii. Next newsletter should be published July 2009.
 1. **Action item** – Board will email items to Tina by July 1, 2009.
 2. **Action item** – Board will need to start preparing for the next newsletter.
 3. **Action item** - Note in the newsletter that the Annual Picnic and Golf Tournament is on August 8, 2009.
 4. **Action item** – Board will note change in dog rule in newsletter.

Meeting adjourned at 11:15 a.m.

Respectfully submitted,
Tina Ko