

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

MINUTES

**Regular Meeting of the High Valley Board of Trustees
August 15, 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: Dennis Lofgren, Gary McCarty, Ben Potter, Willie Murdock, Mark Ragan, Clare Acker, Jack Hubbert

Not Present: Ed Bennes, Tina Ko

Quorum declared.

Employees Present: Rick Jenkins, Koeta Imhof

Guests: Mike Flaherty, Lois Enz, Ernie Enz, Jessica Smart, Gary Bynum, Deloris Englund, Nancy Webber, Dave Wood, Dude Sinkey, Larry Wymore, Rocky Reed, Arlyss Vincent, Sumie Staltenberg, Dawn Ragan, Henry Thompson, Beryl Smith, Bud Burke, Carolyn Burdich, Larry Wymore, Harry Swift, Pattie Wood, Warren R. Anderson, Dude Sinkey, Van Bussinger, Bobbi McGaugh, Toni Just, one other that could not be read and two or three that did not sign in. I apologize for any misspellings or complete misinterpretations.

II. APPROVAL OF THE MINUTES

The minutes of the July regular meeting were read by Murdock.

Motion made by Hubbert and seconded (Ragan) to approve the July minutes. Motion adopted.

III. FINANCIAL REPORT

The Board received the July financial report.

Motion made by Lofgren and seconded (Murdock) to approve the July financial report. Motion adopted.

IV. HEARING OF THE GUESTS

- a. Mike Flaherty (HV4) would like a detailed report of expenditures for last year. The board asked that Mike put his request in writing so that the response would accurately address his request. Mike also asked what accounting system was used; Koeta replied that cash accounting is used by HVCC.
- b. Nancy Webber (HV6) asked how many Board members (9)? What is a quorum for a Board meeting (5)? What is a quorum for a membership meeting (5% of the paid up members)? Nancy also asked the Board to provide material to the guests covering the items being addressed by the Board such as meeting minutes, financial reports, and agenda items. The Board stated that the attendance at this meeting far exceeded the normal attendance. Some extra copies are usually available.
- c. Dave Wood commented that HVCC is primarily a resort community which is home to a variety of people some of which are on fixed incomes. He opposes any effort to make HVCC a low income housing organization. Dave noted that he is on a fixed income.
- d. Rocky Reed stated that the last time he checked the HVCC website; it was not up to date. He also stated that with the internet is a simple way to get information, newsletters, etc. out to everyone. He also asked that the dues be kept reasonable, noting that he was a member of an organization 30 years ago that fell apart because the dues got out of hand. Gary McCarty explained the process for posting the Board meeting minutes. A request for more frequent, monthly, newsletters was rejected because of the time and expense.
- e. Dude Sinkey (HV8) again protested the fact that he and his neighbor did not get ballots in the last election. He also noted that his proposal to revote the dues increase issue was defeated by the quorum at the May 2009 annual meeting.
- f. Larry Wymore brought a list of concerns ([see addendum](#)). He asked that these concerns be addressed by the Board before embarking upon new ventures. Gary McCarty addressed some of the issues and promised that the Board would review all of the concerns and act appropriately.
- g. Richard Gribich is concerned about the gate blocking access to the dike in HV6. He wants the gate removed believing that access to the dike is a public right and that the gate is illegal. He stated that there was public access for 30 years and that the owner of the property can not restrict access to the dike and river. Gary McCarty stated that the Board has in the past addressed this issue and taken the position that this is a legal ownership not to be resolved by the Board. Gary also stated that he will be meeting with a representative of the Army Corps of Engineers and will ask them what the legal status of the dike might be.
- h. Toni Just (HV6) commented on the dike in HV6 issue stating that there has been a legal notice posted by the Sheriff's department addressing this issue.

- i. Harry Swift (HV8) asked the Board to address the issue of closing the golf course for special events such as tournaments. It was noted that the other HVCC facilities routinely close e.g. when the club house is rented, when ladies exercise in the swimming pool. Dave Wood suggested that there be an application procedure requiring Board approval. Concern was expressed that to many special events would make the golf course unavailable much of the time. Another suggestion was to prohibit closure of the golf course on the three major holidays. Dennis Lofgren will draft a proposed policy for discussion by the Board in the September meeting.

V. DEPARTMENT REPORTS

- a. Operations (Jenkins)
 - i. The first back up generator for the water has arrived and will be installed next week at HV8.
 - ii. The cross connection letters went out and the properties with potential problems are being investigated by Randi. There are no problems so far.
 - iii. The clubhouse has the new computer up and running. Rick will investigate the installation of a router so that the clubhouse computer can communicate with the operations computer. Mark Ragan volunteered to set up the router.
 - iv. The pool had an incident last week involving feces contamination which shut down the pool for several days. The incident involved an adult handicapped person. The incident prompted a Board discussion of the need to require adult water proof diapers for persons who need them; no resolution was reached.
 - v. The golf course creek is basically done with most of the gravel removed. Much of the gravel was used to provide a base for the new access to maintenance behind No. 3 tee. The bridges across the creek still need to be reinforced.
 - vi. The greens mower broke down last week; the timing gears were stripped. Randi tore the engine down and ordered the parts saving the club about \$1000. The mower should be up and running soon in the meantime the old mower is being used.
 - vii. The Pepsi machine was not wanted by the Pepsi Company; it will be sold. The price has been set at \$50.
- b. Water (Jenkins)
 - i. Water usage for July was 10,113,768 gallons, which is within normal range for the month.
- c. Golf (Lofgren)
 - i. Dennis wants to wait until fall to propose something for the golf course.
- d. Clubhouse (Murdock)
 - i. Murdock noted that HVCC is running efficiently and the employees are doing a great job.

- e. Pool (Jenkins)
 - i. No issues other than the feces problem.
- f. Covenants (Hubbert/Acker)
 - i. Jack presented two versions of the covenants for Board review. He was asked by the Board to submit the proposed versions with changes noted and explanations for the changes. It was suggested that Amanda could do the typing indicating the changes. Before the final recommendation of the Board is made input from the membership will be considered. The recent questionnaire is one source of input. Toni Just warned that the County is “slow to go” so do not take too much out of the covenants.
 - 1. **Action item** – Board to review and discuss at next month’s meeting.
- g. Property (Enz)
 - i. Ernie Enz reported that there was the “good, bad & ugly”. Most properties damaged during the winter have been repaired not all. The burnt place in HV4 has been addressed. There are places that need attention mostly junk, junk, junk. Ernie requested the assistance of three Board members to survey HVCC and help him with the determination of what properties to cite. Jack Hubbert, Willie Murdock and Mark Ragan will assist Ernie.
 - ii. There was a discussion of the need for a person from each section of HVCC on the property committee; it was the consensus of the Board that we should strive to maintain that goal.

VI. OLD BUSINESS

- a. Backup generators – Gary asked the Board if HVCC should go after FEMA funds to finance the generators. Since HVCC is now a member of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) required by FEMA to apply for federal funds under the Stafford Act, we are now eligible. The Board agreed to investigate the option.
- b. High Valley River Access – The Board agreed to put a high priority on getting the two river access properties ready including signage and clearing pathways. Rick to follow up.
- c. New Member Welcome Letter – Koeta will send the welcome packet to all new members that can be identified.
- d. Dogs on Golf Course – Gary presented a draft of the proposed dogs on golf course enforcement policy. There was considerable input and Gary will take the input and bring back another draft for Board review.
- e. Channel Migration Zone (CMZ) – A lot has been happening re: this issues since the Board agreed HVCC should become more involved. Gary related the following:
 - i. Two town hall meetings addressing the CMZ were held in the Packwood Community Center which was attended by Board representatives.

- ii. MJHMP Stakeholder meeting attended by Gary McCarty in Morton.
- iii. Lewis County was asked to protect Mt. View a main road in HV8 which is threatened by river migration and is unprotected since the dike was damaged in 2006. They have declined to take responsibility so far.
- iv. The Army Corps of Engineers was contacted and they will be sending a representative to assess the situation here.
- v. Conversation with Christy Miller the local head of the National Forest Service by chance led us to a Natural Resources Conservation Service study of the upper Cowlitz. This study provides much of the information needed to address mitigation of the Cowlitz channel migration. It will:
 1. Define risk areas
 2. Define cost of damage if risks are not addressed
 3. Define mitigation opportunities
 4. Define cost of mitigation
 5. Define the steps to form a flood control district.
- vi. Gary to post the details of the communications regarding the CMZ on the HVCC website.

VII. NEW BUSINESS

- a. Questionnaire Feedback – McCarty related a summary of the feedback from the first 57 returned. Another 50+ have been received. When the questionnaire feedback is completed, the results will be posted on the bulletin board and on the website. The input will be used to help set the priorities of the Board and HVCC.
- b. Gary related that the following has been posted on the HVCC website:
 - Pool rules
 - Golf rules
 - CMZ update

Meeting adjourned at 11:43 a.m.

Respectfully submitted,
Claire Acker and Gary McCarty