

HIGH VALLEY COUNTRY CLUB

P.O. Box 427 ~ Packwood, WA 98361

highvalley@lewiscounty.com

REGULAR MEETING OF THE HIGH VALLEY

BOARD OF TRUSTEES

September 15, 2007

President Don Kreshak called the regular meeting of the High Valley Board of Trustees to order at 9 a.m.

ROLL CALL Present were: Steve McVicker, Bob Mathers, Mike Gipson, Ed Bennes, Gary McCarty, Bob King, & Don Kreshak

Not Present: Koeta Imhof & Ben Potter

EMPLOYEES PRESENT: Rick Jenkins, Karen Lee & Randi Halverson

GUESTS: Vern Nelson, Richard C. Gribick, Lois Enz, Ernie Enz, Tara Gross & Paul Klueber

APPROVAL OF MINUTES

The minutes of the August regular meeting were read by Steve McVicker.

Motion made by Gary McCarty and seconded by Mike Gipson that:

THE MINUTES BE ACCEPTED AS READ

The motion passed.

FINANCIAL REPORT The board reviewed the August financial report, which indicated a total account balance of \$394,834.69. The cash flow statement showed that the total revenues for the month of August were \$9,633.67 and overall disbursements \$22,436.87. This resulted in overall cash flow of **-\$12,803.20** for the month. Next years dues collected \$20.00. The overall cash flow for the year of \$23,494.45.

Motion made by Steve McVicker and seconded by Bob King that:

THE FINANCIAL REPORT ACCEPTED AS PRESENTED.

The motion passed.

HEARING OF THE GUESTS:

Vern Nelson – Presented pictures of the manufactured home located in HV-1 that he would like to move to his lot (lot 16 block 1 section 6). He also asked that the clean-up of his property be accepted. The issue was turned over to the property committee.

Richard Gribick – Richard expressed his concern about access to the levee in HV-6. The access to the levee is blocked by rocks. He has started a petition to enforce the easement to the levee. He showed documents purported to show the history of the levee. After discussion, the board concluded that the issues should be addressed by the county.

Lois Enz – Lois representing the High Valley Women’s Club asked that the Board address the request to replace the Club House windows. She presented two bids to do the job and stated that the Women’s Club would cover up to \$2,500 of the expense. Bob Mather will review the bids and make a recommendation to the Board.

Paul Klueber – Paul is the broker for HVCC insurance. He handed out a summary of the three insurance policies currently covering HVCC. Paul said that the price of our insurance is not going to be increased this year. He then gave a brief summary of the coverage included in the three policies. He did express concern about the property value with the recent increases in construction costs. He also asked that we look at our equipment value. Rick Jenkins and Paul will evaluate these concerns and come back to the Board with a recommendation.

Paul noted that our playground equipment is not up to modern standards and not protected from flying golf balls when the netting is down. After discussion, the Board concluded that the netting be kept up during the winter; this will probably result in damage to the netting. A more permanent solution may be needed. Rick will look at the cost of alternatives for protecting the pool and playground areas.

The Board also discussed the merits of a security system using video cameras to monitor the areas around the club house and pool. The insurance savings would be \$210/year. Other potential savings would be reduced vandalism and theft. A security system might also protect us from a suit in some situations. Gary McCarty to go ahead and get the cost of installing a system.

OPERATIONS MANAGER –

- Water- Another leak in HV-4 was fixed. The pavement damaged fixing the last leak in HV-4 is still in need of repair.
- Rick and Randi are scheduled to go to a free education class addressing the state requirements for meeting Water Use Efficiency regulations. Mike Gipson will also be attending one of the WUE classes in October.
- There are still 175 lots that have not responded to the cross connection survey. It is critical that we address cross connection compliance.
- Pool – The pools are drained and cleaned. The piping that was damaged by vandalism was repaired.
- Golf – 18 new sprinkler heads installed to cover many of the remaining brown areas. Golf helper is gone for the year. Plan on plugging the greens next week.
- Clubhouse is closed for the winter.
- Rick complimented the employees for their good work in keeping the club looking and operating very well.

DEPARTMENT REPORTS

- **Water:** Water use in August was 9,860,430 gallons; up about 400,000 from July.
- A Water Use Committee has been formed to address the Water Use Efficiency and Cross Connection regulations.
- Discussed the 175 lots that have not responded to the cross connection survey. It was concluded that Rick and Randi would examine the lots and determine if a cross connection could be existing. It was proposed that the water be cut off of lots where potential for a cross connection existed to protect HVCC. This issue will be addressed by the Water Use Committee.

Clubhouse: Discussed opening the club house earlier in the year and closing later in the year.

Pools: A good summer; the new plumbing is great. Bob King said that we will probably have to repaint the pools. The new paint is not holding up as well as hoped. Randi understands the chemistry of the pools.

Golf: The Board approved using HVCC equipment to fertilize the driving range (fertilizer supplied by the range). This is in payment/exchange for the use of driving range property to dispose of debris from the golf course. This is a major savings for HVCC.

Covenants: No issues.

OLD BUSINESS:

- Lot 40 Block 2, High Valley 6 is listed with 4-U Realty. We have a full price offer for \$17,500.00 contingent on a feasibility study within 30 days.
- Water Use Committee meeting scheduled after this meeting.
- Gary McCarty to determine the cost of a security system.
- Employment agreement for full time workers. We need to change the mileage rate and discuss medical

NEW BUSINESS:

- Agreed to include new windows and new paint for the club house in next year's budget.
- Discussed Vern Nelson's request for Board approval to move a single wide trailer located in HV-1 onto his property in HV-6. The property committee will determine if the move is consistent with HV bylaws and covenants. However, all permits must be in place or the water can not be turned on.
- Agreed to use the federal standard for business mileage reimbursement.

EXECUTIVE SESSION

- Employee hours and pay
- Medical payments
- Employee reviews at fiscal year.

The meeting was adjourned at 10:50am.

Respectfully submitted,
Gary McCarty