

October Minutes of the High Valley Country Club

Board of Trustees

October 19, 2013

I. Call to order

Vice - President Just called to order the regular meeting of the **High Valley Country Club Board of Trustees** at **9:00 a.m.** on **October 19, 2013** in the **High Valley Clubhouse**.

II. Roll call

Trustees Present: David Cartwright, Johnny Emtman, Ernie Enz, Toni Just, Dennis Riebe, Dude Sinkey

Trustees Absent: Bob Conklin, Susan Duncan, Jarl Peterson

Employees Present: Rick Jenkins, Koeta Imhof, Amanda Meekhof

Guests Present: Jan Anderson, Tom Miller, Bill Rice, Judy Ashley, Mike Claus, Dana Steichen, Evie Pippett, Duncan Sturrock, Candy Scheuffele, Larry Wymore, Richard Bribick, Jim Shook, Loren Melton

III. Quorum Declaration: A quorum was declared.

IV. Reminders: meetings are run in accordance with Robert's Rules of Order and are recorded.

V. Guest Comments:

- Guest Miller suggests a vote to use emergency funds to complete the work necessary for the pools to run properly and then make improvements as time goes on.
- Guest Scheuffele asks what it takes to change the bylaws – specifically spending more than \$5000 (majority vote of the members) and what the cost is to send out ballots (approximately \$1000). Clarifies that votes returned are a simple majority (yes) and number of members (approx. 723). Imhof shares that we are working on separating mailing/email lists and costs will go down when we aren't mailing as many newsletters out.
- Guest Wymore questions why a project is broken down into phases to keep it under \$5000 rather than send it out for a vote (the Board follows the bylaws); has an issue with meetings being held over the internet (the Board communicates via email, phone, casual conversations but does not hold internet meetings); sends emails but doesn't hear them addressed at meetings (email was addressed in August); doesn't like that correspondence goes to President and Secretary vs. entire Board. (Process was changed when an email was leaked from the Board into the community and a member was harassed and threatened.)
- Guest Gribbick would like to have the Board support in his endeavors to determine prescriptive rights regarding the levy in HV 6.
- Guest Shook handed out information on how the Board could obtain a loan for the pools and/or water system.
- Guest Melton questions what happened to money previously in reserves (\$6,000 in pools, remainder in water) and feels that people don't understand the process for reserves and how the money is used and is willing to be on the Reserves committee. (This will be explained as the Reserve Analysis Study happens)

VI. Approval of the Minutes:

Cartwright made a **motion** to approve the September minutes as written. The motion was seconded and carried.

VII. Financial Report: Imhof

The financial report was shared and reviewed.

VIII. Secretary's Report- Riebe

Regarding correspondence received by the Board from the membership –

- A suggestion was received that HV charge user fees for members and guests to use the pools and golf course – this option will be explored – any changes to dues, fees, or charges would have to be voted on by the membership. Concern was also shared that the Board would be passing new covenants – at this time the Board is honoring the vote to establish new covenants which will be done following state standards and not behind closed doors.
- A suggestion was received suggesting a tiered membership process in which privileges would be based on the amount of dues paid – the Board will explore this option as it looks at the operating budget for next year. Any changes to dues, fees, or charges would have to be voted on by the membership.
- At last month's meeting, Lori Graff suggested emailing the newsletter – we already do that and are working on separating the email and mailing lists.
- At last month's meeting, Larry Wymore stated that he would like to have his emails responded to – that happened in August.

IX. Department Reports:

1. Operations Report – Jenkins

- Meters – approximately $\frac{3}{4}$ of the way through HV 4, plan to be completed by the end of October.
- Had to replace the alternator in the van. The van failing fast and we need to move on replacing it as the money was approved in the budget.
- Looking for light covers for the lights in the Clubhouse. One fell and it is hard to find covers without buying the entire fixture.

2. Water Report – Enz

- Usage was 3 million gallons in September which was the lowest for September since beginning to monitor use.
- Has a schedule of completed meters and where to go next. This includes checking the completed sections for leaks. The entire project should be completed by March 2016.
- Would like to see a questionnaire go out in the next newsletter to see how the members feel we should go about building the reserves to meet the state requirement. Just points out that Guest Shook is willing to make a presentation regarding obtaining loans/grants and the government regulations for water systems. Enz doesn't feel we need outside help – we need a 30 year plan.

- Proposes hiring a few people to help out part-time with shovel work, etc., to lighten the load for Rick and Randi. Riebe would like to see a proposal on how to pay for extra help and what the liability would be if using volunteer help.

3. **Golf Report** – Conklin via email

- Dave Smith has delivered 4 benches and they are in storage. Dave has been given deposits on 4 more benches.
- We will be putting up ropes around the greens to try to keep the elk off of them. It's not perfect, but they help.

4. **Clubhouse** – Cartwright

- There has been a suggestion to use the outside bulletin board for upcoming events. Contact Dave or Amanda if you have something to post.
- The ground breaking for the Member's Walkway is today with a potluck following at 1 p.m. There have been 72 bricks sold so far with 8 pending. This equals \$1500 in profit.
- Guest Scheuffele asks if there are winter hours that the Clubhouse is opened for use of internet and the TV, and could there be volunteers to do so?

5. **Pool** – Peterson via email

- The results of the flow test are in the works.
- Several members of the community have volunteered to be on a pool committee: Janet Anderson, Larry Fale and Candy Scheuffele and they deserve recognition for the work they have, and will, do.

6. **Property Committee** – Emtman

- It has been a quiet month!
- Guest Melton asks if he can dispose of trash picked up during his walks in HV's dumpster. (During the winter is not an issue and the dumpster is out every other Friday morning. Thanks given for picking up trash in the community!)
- Emtman will arrange to get resumes from 2 or 3 attorneys that specialize in covenants and Home Owner's Associations so the board can interview them.

X. **Reserve Analysis Committee** - Riebe

- The sub-committee chairs are to have proposals from their committees to present to the board. Proposals need to come from an outside qualified professional.

XI. **Old Business/Action Pending**

- No old business

XII. **New business**

- There are two properties with liens that are in foreclosure and intent to lien paperwork has been filled out for past due accounts.
- The minutes from the Annual Membership Meeting need to be approved by the board.
- Just will be putting a list together of people willing to help watch their section as part of a Neighborhood Watch program and see about getting someone from the Sherriff's office to make a presentation.
- Riebe made a **motion** to be discussed and voted on at the November meeting *to limit the use of carts on the golf course from Labor Day to Memorial Day to 1 or 2 players use 1 cart, 3 or 4 players use 2 carts with privileges revoked for failure to follow the rules.* The motion was seconded. Guest Melton objects due to current rules not being enforced.

XIII. Other

XIV. Adjournment

Vice - President Just adjourned the meeting at 10:54 a.m.