

November Minutes of the High Valley Country Club

Board of Trustees

November 16, 2013

I. Call to order

Vice-President Just called to order the regular meeting of the **High Valley Country Club Board of Trustees** at **9:01 a.m.** on **November 16, 2013** in the **High Valley Clubhouse**.

II. Roll call

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

Trustees Absent: Bob Conklin, Susan Duncan

Employees Present: Amanda Meekhof

Guests Present: Jan Anderson, Mike Brasch, Bob & Clare Lyon, Jim Shook, Lori Graff, Judy Ashley, Bill Rice, Richard Gribick, Jeannie Fox, Rob Ferron

III. Quorum Declaration: A quorum was declared.

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

V. Approval of the Minutes:

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

VI. Financial Report: Submitted via mail by Imhof

The financial report was shared and reviewed. Peterson questioned if the pool revenue goes into the general fund or into the pool reserves. Imhof will clarify at the next meeting.

VII. Secretary's Report- Riebe

Regarding correspondence received by the Board from the membership –

- A member wrote regarding vandalism/theft being high in the area – Was told that the board is exploring implementing a Neighborhood Block Watch and was invited to join. The member also referenced specific vandalism and said that he knew who the perpetrator. Was told that he should report this to the Lewis County Sheriff's Office. The member also asked how to handle a grievance with a trustee and was directed to the HVCC bylaws.

- A member wrote regarding wanting to know the status of the corporation – When and Where it was established. Member was referred to the minutes from the September meeting. The member also recommended following Robert’s Rules of Order and was told the Board tries to do as good of a job as possible. The member also referenced the costs of things and how things are managed by HVCC. Member was welcomed to site specific concerns.
- **Guest Comments:**
- Guest Mike Brasch shared that there are changes in how the County views setbacks and permitting. The County no longer will allow for the same setbacks that HVCC has had in place and homeowners must also factor in distance from the drain field, edge of the septic tank and the foundation of the building as well as sides of the property, back property line and distance from the center of the road. The County now plans to hold HOAs accountable to one standard – the County’s zoning code. The County is willing to consider changing their code and is willing to hold a public meeting in Randle. Lee Grose, County Commissioner, stepped into the meeting to advise the Board how to proceed and suggests that a letter be sent to the County Board asking to change the code. Riebe and Brasch will work together and get letters from other local HOA’s in the area to submit with HVCC’s letter to the County. Guest Brasch thanked the Board for being allowed to speak.
- Guest Graff feels that pool profits should go to the reserves and asks if a donation jar can be put out for contributions to the pool fund.
- Toni Just feels that if more people attended meetings they would understand the challenges of the Board to get work accomplished. Just then read a statement from a member re: the appointment of Duncan to the Board to fill a vacancy. More research will be done regarding past motions on filling Board vacancies and will be addressed again at the January meeting. The member also questioned that only one building permit was issued for the two phase project on the clubhouse. Cartwright explained how it saved money to get one permit vs. two permits to complete the two phase project. He also did a lot of legwork to save \$2000 for an elevation permit by tracking down the permit used when the shop was built.

VIII. Department Reports:

1. Operations Report – Jenkins – read by Riebe

- Meters are installed in HV 4 with about 3 remaining. The Kubota needed and received new tires.
- A few minor water leaks were repaired.

- Keith is finished working for the season, Rick and Randi have been working on cleanup around the golf course.

2. Water Report – Enz

- Water use is down this month and about 2 million gallons less than last year.
- A schedule was presented to Rick and Randi last week for meter installation. The installation should be complete a year early according to the schedule.

3. Golf Report – Conklin – read by Riebe

- The cause of his illness has been discovered and he is now on the mend.
- The greens have been fenced
- All the benches have been sold
- The Porta Potty was removed for the winter to save money.

4. Clubhouse – Cartwright

- The Christmas Potluck was presented. Subsequent to the meeting, the potluck was cancelled due to scheduling conflicts.
- Approximately 80 bricks have been sold. Once the upstairs improvements have been funded, plans are to look towards purchasing furniture for the pool area.

5. Pool – Peterson

- The pool should be able to operate similarly to last year. It appears that the flow in the pool *might* be sufficient and if so could save approximately \$15,000 on the state mandated drain installations

6. Property Committee – Emtman

- Has been trying to contact attorneys – one was on vacation, 2 haven't returned calls and is still looking.

Sinkey made a **motion** to *get rid of Mr. Hillier as our attorney of record*. The motion was seconded. Enz questions if we should get our information back from Hillier. The motion was carried.

IX. Reserve Analysis Committee – Riebe

- The law is being re-evaluated by the legislature
- Companies have popped up to complete the required studies for HOAs.
- If the cost of completing a study is more than 5% of the operating budget, the studies don't have to be completed by outside professionals.

X. Old Business/Action Pending

- **Neighborhood Watch** – We will need people willing to watch over each section. Two people per section would be optimal. So far we have the following volunteers for sections:
Jan Anderson – HV 7
Toni Just – HV 6
Dude Sinkey – HV 8 & 11
Ernie Enz – HV 2, 3, & 5
David Cartwright – HV 9
Volunteers still needed for HV 1 & 10

XI. New business

- Discussion re: the motion on the table regarding motorized golf carts on the golf course: Enz doesn't feel there is enough use in the winter to limit use, but we could request that people use care in the next newsletter. Cartwright feels that once people have their heater in their cart there is only room for one golfer. The motion was voted on and the **motion** failed.

Sinkey feels a request could be posted near the sign in area requesting people use care and limit the number of carts on the course during the winter.

- Information for the January newsletter is needed by mid-December and should be emailed to Dennis and Amanda.

XII. Other

XIII. Adjournment

Vice-President Just adjourned the meeting at 10:34 a.m.