

# ***January Minutes of the High Valley Country Club***

## ***Board of Trustees***

**January 18, 2014**

### **I. Call to order**

**President Duncan** called to order the regular meeting of the **High Valley Country Club Board of Trustees** at **9:01 a.m.** on **January 18, 2014** in the **High Valley Clubhouse**.

### **II. Roll call**

**Trustees Present:** David Cartwright, Susan Duncan, Johnny Emtman, Jarl Peterson, Dennis Riebe, Dude Sinkey

**Trustees Absent:** Bob Conklin, Ernie Enz, Toni Just

**Employees Present:** Rick Jenkins, Koeta Imhof, Amanda Meekhof

**Guests Present:** Jim Shook, RC Gribick, Bill Rice, Judy Ashley, Glenda Anderson, John Anderson, Jan Anderson, Bobbi & Richard Pearsall, Clare Acker, Dean Foley, JoAnn Hammer, Candy Scheuffele, Sue Burke, Ayna Norman, Wayne Nelson

### **III. Quorum Declaration:** A quorum was declared

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

### **V. Approval of the Minutes:**

Cartwright made a **motion** to *approve the minutes from the November meeting as read*. The motion was seconded and carried. Peterson made a **motion** to *approve the Annual Meeting Minutes*. The motion was seconded and carried.

### **VI. Financial Report – Imhof**

The financial report was distributed to the board and reviewed.

### **VII. Secretary's Report-** Riebe

*Regarding correspondence received by the Board from the membership –*

- One letter was received from a member in November – after the last meeting – voicing that they will hold High Valley accountable if we, as a corporation, attempt to do anything regarding the HV 6 levy. The member was told that High Valley has no intention of becoming involved.

### **VIII. Guest Comments:**

- Guest Gribick stated he was representing the membership and wants the board to follow the wishes of the membership and that pursuing pool repairs is wrong and if need be the membership will pull a mission statement on the board.
- Guest Rice would like to have an opportunity at the end of the meeting to address items that were on the agenda and discussed by the board.
- Guest Ashley would like to see the covenants issue listed under issues on the website, as well as the terms of office for the board members.

- Guest Anderson shared that the members in HV 11 are concerned with shooting happening in close proximity to homes and are working with the Sheriff's Office, commissioners and the USFS to identify a safe zone and would like HVCC's support. He also asked for a written explanation of what is in the budget and what it is being spent on. Mr. Anderson also suggested that the board should develop annual goals & objectives to help guide their work and that addressing the threat of the river encroaching on private property should be one of the goals. He shared that he appreciates the work that the board does.
- Guest B. Pearsall feels that there should be more enforcement in collecting unpaid dues. She would also like to know now if there will be extra fees to pay for pool renovations.
- Guest Scheuffele shared on the behalf of another member: put the meters in – no one will check.
- Guest Norman asked how to become a member as she lives on Hinkle Tinkle Lane.
- Guest Anderson would like to see a blog or comment space on the website.

## **IX. Department Reports:**

### **1. Operations Report** – Jenkins

- A new van was purchased for the Water Department for \$3550 and is in good shape. It has been fitted with the HV logo. Will be selling the old van.
- The generator for well 7 started pumping oil out, after the big freeze. A solution was found and appears to be working.
- Some issues were found relating to the freeze/thaw – most were in HV 7 & 8. A few more might surface as time goes on.
- The meters in HV 9 & 10 were read in December and a month later in January and we found that we have a 20% loss of water from what is pumped out versus what was metered.
- A significant leak was found in HV 10 and after a month the homeowner appears to have fixed it. We need some sort of a policy regarding leaks and perhaps another policy for excess use of water.
- Mower maintenance is in process for the golf course.
- A sink drain was repaired in the clubhouse.
- We save approximately \$150 per year on our pool permit by Randi being a certified pool operator and it is time for him to renew his certificate.

### **2. Water Report** – Jenkins

- There is a new Reduction of Lead in Drinking Water Act that states after January 4<sup>th</sup> our meter parts cannot be used due to lowering lead content in plumbing products from 8.0% to .25. This basically means we have \$50,000 in scrap metal, unless Senate Bill 1864 passes, which will provide aid to rural water districts allowing them to use water parts currently in inventory.. There will be a form letter added to the website and links to contact senators urging for this Act to be amended. [www.Ruralwater.org](http://www.Ruralwater.org) is a website to monitor for updates.

- Liens are placed on properties that are 2 years in arrears on dues.

### 3. Golf Report – Cartwright for Conklin

- Not much to report – not much use. The benches are still in process and hope to have in place by opening.

### 4. Clubhouse – Cartwright

- The budget is placed in the binder in the clubhouse for members to review.
- The track lighting will be installed soon upstairs. The Women’s Club has offered \$1000 towards the renovations upstairs.
- In the Spring, we will have flower pots outside vs. planting in the ground to keep the water off the side of the building.

### 5. Pool – Peterson

- We are on track to save money with the changes and hopes the money will stay in the pool fund.
- The Pool Committee has done a good job and put together a plan and a motion which will be discussed after the meeting.

### 6. Property Committee – Emtman

- Shared reasons why the Articles of Incorporation should and could cover what the former covenants covered.
- A committee with Jan Anderson, John Anderson, Glenda Anderson, Bill Rice, Judy Ashley (and any other interested parties) will put together a plan, with policies to quantify the items in the Articles, to present to the membership at the Annual Meeting.

## X. Reserve Analysis Committee – Riebe

- Enz has found several companies that will do a professional study for about \$7,000, so we are in limbo until the Annual Meeting when we can ask for a vote of the membership to spend more than \$5000.

## XI. Old Business/Action Pending

- Cartwright made a **motion** to *approve the January newsletter as written*. The motion was seconded and carried.

## XII. New business

- Welcome Packet for new members – Riebe will explore ideas and bounce them off of the board.
- The Pool Committee looked at the various options for pool repairs and based on the information at hand has made a recommendation. Peterson made a **motion** that *the board approve a special ballot to the membership to take the pool committee’s financial option plan to restore the pool facilities*. The motion was seconded.

Discussion: the basics of the plan were shared with the board.

The **motion** carried.

## XIII. Other

- Lewis County Zoning Update – the next workshop is 1/28 in Chehalis at 6 p.m. Updates on the status of this issue will be provided on the website and Facebook. Attendance at the meetings to show support will help to see that this code update passes. This will increase the buildable area of each lot. Emails of support are also good to send.

#### **Guest Comment recap: Riebe**

Riebe made a **motion** to *support efforts to establish a safety zone around the HVCC community where there is no shooting allowed.* The motion was seconded and carried.

Riebe made a **motion** that *the board be supportive of preventing future river damage.*

Discussion: John Anderson has information from past efforts that he will share.

The motion was seconded and carried.

Emtman made a **motion** that *the board members: Susan Duncan, President; Toni Just, Vice President; David Cartwright, Treasurer & Clubhouse; Dennis Riebe, Secretary, Jarl Peterson, Pools; Johnny Emtman, Property & Covenants; Dude Sinkey, Trustee at Large; Bob Conklin, Golf; Ernie Enz, Water & Koeta Imhof, Accountant should all be signers for bank documents and checks.* The motion was seconded and carried.

President Duncan asked that if terms are ending and current members intend to run for re-election that she be notified.

Guest Rice shared that he feels that we need to be educated about the effects of lead and err to human health and safety where the water meters are concerned.

#### **XIV. Adjournment**

President Duncan adjourned the meeting at 11:56 a.m.