

HIGH VALLEY COUNTRY CLUB  
P O Box 427 Packwood, WA. 98361

**ANNUAL MEMBERSHIP MEETING**  
**Sunday, May 28, 2006**

**Call to Order** The annual meeting of the High Valley membership and its Board of Trustees was called to order by President Roger Hunt at 1:00 pm.

The tellers reported that there were enough members present to constitute a quorum according to the bylaws.

**Introductions** President Hunt thanked the tellers who helped with the mailing of election information, counting of ballots and on the door today, Rose Gobel , Verla Becker, Marilyn Holman, Willie Murdock, Bonnie Marshall, Barb Westerlund, Doris Knell, Novella Legler, and Mary Anderson. With a special thanks to Marilyn Holman. We absolutely could not have done the ballots without her. She writes them, sets them up on her computer and emails them to Karen, who prints them. These are the fine people of High Valley's backbone. Karen Lee has also gone above and beyond her call of duties and is a real asset to High Valley.

He then introduced the Board of Trustees, Don Kreshak, Vice president and Water Trustee, Koeta Imhof - Secretary, Scott Libby - Treasurer, Carol Hunt – Clubhouse, Ed Bennes - Golf, Bob King – Pools, Steve McVicker – Covenants and Bill Legler.

The Employees are Bookkeeper – Karen Lee, Operations Manager – Rick Jenkins, and Club House Manager – Mary Kovacevich who has been with us for 12 years. He also listed our other employees Greens Keeper Carl Beaty, Maintenance Kevin Minsch, clubhouse assistants Terry Pauchert and Mary Cresap.

Roger then announced the results of the recent Board Election. Bob King was re-elected and our two new trustees are Bob Mathers and Gary McCarty.

**Approval of Minutes** The minutes of the last annual meeting held May 29, 2005, were read by Secretary Koeta Imhof .

Motion made by Floyd Williamson and 2<sup>nd</sup> by Jim Hunt that  
THE MINUTES BE ACCEPTED AS PRESENTED.  
The motion passed.

**Treasurers Report** Ed Bennes addressed the current status of High Valley's financial resources, providing the balance in the club's operating fund and reiterating the trustee's goal of building the water reserve fund. He then reviewed the proposed budget for the fiscal year 2006-2007. We had an overage in the operating fund of \$55,190.15, this was due to watching our budget, a sale of a lot that we had foreclosed on, increased interest rate on our reserves, and past dues collected.

Motion made by Sue Putman and 2<sup>nd</sup> by Evie Pippitt that  
THE FINANCIAL REPORT IS ACCEPTED AS PRESENTED.  
The motion passed.

**2005-2006 Budget**

Motion made by Pat Marshall and 2<sup>nd</sup> by Paul Klueber that  
THE BUDGET BE ACCEPTED AS PRESENTED  
The motion passed.

**President's Report** President Hunt presented his report to the membership:

- We are strong financially. Karen Lee has said that our finances are as strong as they have been in years.
- Our operations are running smoothly. We purchased a used van to haul tools and equipment around High Valley which has increased our efficiency and effectiveness.
- Over 30 million gallons of water were delivered over the course of the year. There were some breakdowns, but they were handled quickly as possible.

- The swimming pool is ready for opening and improvements have allowed it to run more efficiently than in the past.
- The clubhouse kitchen was modernized and guidelines were developed for future use.
- We have modest improvements in a number of properties by working with the homeowners.
- The golf course continues to be a centerpiece for High Valley.
- The Board continues to protect your interests by being aggressive in collecting past due fees and dues. We foreclosed on one piece of property this year and sold it at a profit. We will continue to be aggressive in this area.

All in all it was a positive year for High Valley. But, as you will hear, the government regulatory agencies are becoming stricter in their requirements for private water companies and imposing future requirements which will cost High Valley.

The water system itself is forty plus year old and in some cases not well constructed. There are those that say we have too much money in the Water Reserve. I disagree. A catastrophic break in one of the seven well systems could deplete the reserve quickly.

Opportunities continue for improvement in the clubhouse, golf course, and swimming pool conditions and operations and this Board will continue to address those in the coming year.

We are continually told that this Board is not strong enough in monitoring and correcting unsightly properties. Everyone needs to help.

**Water Department** Trustee Don Kreshak reported on the quality of High Valley water, noting that it has been several years since there has been any trace of contaminants – test results have either met or been lower than levels accepted by the EPA. Rick and Kevin have been doing a great job. High Valley has had a unique system others charge for their water. We will be finding out in June what will be expected as far as meters are concerned. They would be helpful in detecting leaks. The state is also requiring cross connection control, to stop backflow into the system causing contamination. Any Spa, Pool, Pond, or Irrigation System can cause a problem. We will be sending out a survey they will require a response. A major problem is not impossible due to the age of our system. We will be looking into grants and what would be required to get those grants.

**Clubhouse** Trustee Carol Hunt thanked her great crew Mary Kovacevich ...12<sup>th</sup> year, Terry Pauchert ...5<sup>th</sup> year, Mary Cresap...4<sup>th</sup> year Amanda Meekhoff ...2<sup>nd</sup> year and new to the crew Kathy Anderson. Volunteers have been really busy this year. The kitchen has been up-dated with new flooring and counter-tops done by Richard Martin. The Women's Club did the painting, wall papering and shelf decorations. The cost for the kitchen was shared by High Valley and the Women's club. Rick refinished the bottom cupboards and hopes to refinish the top ones this next winter. The Women's Club painted the Women's privy and decorated in there. High Valley and the Women's Club also held a very successful and fun picnic last summer. Flowers were planted by the Women's Club next to the Clubhouse. Flowers were planted in the pots and along the swimming pool fence by Mary K and Mary c. The Women's Club rodie garden (the triangle) was taken care of by Carol & Ed Bennes.

Purchases for the year were: 2 air conditioners, Stair treads, Door Closers, and a New to us Foosball table (thanks to Rick who monitored Craig's list for a good used one) and also a new ping pong table top which he got donated.

**Golf Course** Trustee Ed Bennes thanked Carl Beaty and Pete McBride who are the greens keepers. The weather caused a lot of clean up. Replaced T Mat on #8. We have new T markers and collection baskets at each hole for garbage. We are thankful for all the volunteers in upkeep of the course, including the plugging of the greens in the spring and fall.

**Swimming Pools** Trustee Bob King stated that we were able to bring the pools up to temperature this spring by using the solar system. The price of propane has increased. The pools are painted each year and a new solar blanket has been put in place. Employees are all certified in CPR and 1<sup>st</sup> Aide. We are increasing guest fees to use the pool to \$3.00.

## **Reports from Special Committees**

**Election of Property Committee** President Roger Hunt noted that according to the By-Laws, The Property Committee is to be elected by the membership at the annual meeting. He identified the members who have agreed to serve on the Property Committee: Paul Klueber, Ernie Enz, Tom Gibbon, Daren Cresay, Carol Hunt, Toni Just, Mary Kovacevich, Bonnie Marshall, & Mark Romero. With Carol Hunt being Interim Chairman

The motion was made by Pat Marshall

And seconded by Mary Anderson

To elect the property committee and the motion carried unanimously.

### **OPEN TO FLOOR**

- Harry Swift would like an Edger to be purchased to improve the pathway from parking lot to the 5<sup>th</sup> Tee and also around the greens. It was agreed to do so.
- Parents are responsible for their minor children. Guests are held accountable for their actions. But the final responsibility is the lot owner.
- The roads in high valley are county roads.
- Fire is a constant danger, always use extreme caution in the dry weather.

The meeting was adjourned – 2:55 p.m.

Respectfully submitted.

Koeta Imhof