

High Valley Country Club

P.O. Box 427

Packwood, WA 98361

MINUTES

**Annual Meeting of the High Valley Membership
May 24, 2009**

The annual meeting of the High Valley Membership was called to order by President Gary McCarty at 1:00 p.m.

I. ROLL CALL

The tellers (Lois Enz, Carol Hunt, Susie Putman) reported that there were enough members present to constitute a quorum according to the bylaws (quorum = 37; attending today 49). Quorum declared.

Employees Present: Rick Jenkins (Operations Manager), Koeta Imhof (Bookeeper), Randi Halverson (Water Manager)

II. INTRODUCTIONS/ELECTION RESULTS

Outgoing Board Members: Bob King, Bob Mathers, Gary McCarty

Election Results:

Incoming Board Members: Willy Murdock, Mark Ragan, Gary McCarty

Should HVCC purchase the back-up generators? Yes = 215; No = 45. Motion adopted.

2009-2010 Board of Trustees:

President – Gary McCarty

VP – Ed Bennes

Secretary – Tina Ko

Clubhouse – Willy Murdock

Golf – Dennis Lofgren

Pool – Jack Hubbert

Covenants – Clare Acker

Water – Ben Potter

Treasurer – Mark Ragan

III. APPROVAL OF THE MINUTES

The minutes of the 2008 Annual Meeting were read by Secretary Tina Ko.

Motion made by Dave Wood and seconded (Evie Pippet) to approve the 2008 Annual Meeting minutes. Motion adopted.

IV. FINANCIAL REPORT

Treasurer Ed Bennes presented the April financial report and the proposed FY2009-2010 operating budget for the Membership's review.

- a. Harry Swift asked what the \$47,270.20 expenditure item for meters included. President McCarty noted that it included used meters and the associated parts (i.e. check valves) needed for installation for about one-third of the lots in HVCC.
- b. J.R. Pippet asked where the generators appeared on the budget. Koeta noted that the item was not included in the budget because the measure had not passed at the time the budget was printed.

Motion made by Carol Hunt and seconded (Susie Putman) to accept the FY2009-2010 operating budget as submitted. Motion adopted.

V. DEPARTMENT REPORTS

a. President's Report

- i. President McCarty gave an update on the water meters. The regulation is currently under appeal.
 1. Ron English noted that the Board should not have purchased the meters and that the membership should not be responsible for the meter costs. The board replied that it would have been less costly to follow the state law than to take legal action against it – hence why the Board proceeded to purchase the meters. Larry Wymore questioned whether or not the board should have taken legal action similar to another issue.
 2. Toni Just asked if HVCC could appeal the issue to the State of Washington. She also noted that if we have the meters already, we might as well keep them.
 3. President McCarty noted that all the information related to the water meter issue, including the state regulation and the judge's ruling is on HVCC's website: www.highvalleycc.org. In addition, HVCC is not planning on returning the meters at this time due to a significant equipment stocking fee.
 4. Harry Swift would like the October 20, 2008 letter from the State of Washington Department of Health incorporated into the minutes. See Attachment 1.

b. Operations

- i. Rick Jenkins gave an update on HVCC operations.
 1. HVCC has obtained a permit to remove the rocks out of the creek that runs through the golf course. Operations is waiting on a series of dry weather before completing the removal.
 2. Rick noted that four of the five wells will be receiving the back up generators. HVCC is targeting the installation to be complete by this winter.
 3. Rick noted that the purchase of the backhoe was critical this year during the snow storm in accessing the wells.
 4. Randi Halverson is now a certified pool operator.
 5. Rick asked the Membership to complete the cross connection surveys.

c. Water

- i. Trustee Potter reiterated the Board's position on the water meter situation. He noted that the Board felt that it was in the best interests of HVCC to obey the law rather than spend time and money on fighting the law.

1. J.R. Pippet noted that the water system at Timberline was sold and the water rates increased substantially. The dues increase will be needed in the future to replace the aging water system.
2. Toni Just wanted to know who HVCC's attorney was. The Board responded that Mark Wheeler was HVCC's attorney. She asked if someone could make a motion to reduce the \$60 increase until a final determination is made on the meter situation.

Motion made by Toni Just and seconded (Dude Senky) to have a special election to reduce the annual dues to \$200 until further notice. Motion defeated.

3. President McCarty noted that the issue could not be decided at this meeting would need to be put on a future ballot. J.R. Pippet noted that the people working for HVCC are doing a great job. Everything in the world is getting more costly. Ernie Enz followed up by thanking the Board and the employees for the work they do in HVCC. Enz wondered if the Membership has already passed the FY2009-2010 budget, how will the dues reduction impact the budget?
4. Jim Jennings stated that it is incumbent on the maker of the motion to state what she is willing to give up as a result of the reduction in dues. President McCarty noted that the Board would either use reserves or reduce services.
5. Michael Brasch noted that the Board does a great job in trying to represent the Membership. He noted that increasing costs is unavoidable. The \$60 increase is going towards maintaining a great community. The Board should assess what the impact would be if the dues are reduced and then the Membership can make an informed decision.
6. Ron Anderson suggested perhaps fixed income families should get a waiver on the dues.
7. George Gable noted that the bylaws state that the membership is responsible for the dues, as voted on by the membership.
8. Carol Hunt noted that the issue is still on appeal and that HVCC does not need to pursue legal action until a final determination is made.
9. Sally Hubbert asked if other organizations in the State are questioning the regulation. Potter noted that there were and asked the membership if they wanted the Board to pursue legal action.
10. Rick Jenkins noted that HVCC's water system is permitted and that it needs to stay in compliance or the State may be compelled to deny HVCC's water permit.

d. Golf

- i. Rick noted that there was a significant amount of debris removal from the winter storms.
- ii. Rick updated the membership on the golf consultant's work. He noted that the consultant has provided a good plan for how HVCC can further improve its golf course.

e. Clubhouse

- i. Trustee Mathers noted the improvements to the Clubhouse this past year, including the painting of the building and the installation of the playground equipment. He also reminded the Membership that if anyone has any concerns, to write the Board. Mathers noted that the Clubhouse will be open from 9AM – 3PM for the two weeks following the Labor Day Holiday. Finally, he asked the membership to stay involved in HVCC.

f. Pool

- i. Rick noted that HVCC is in compliance with state regulations for the pool.

- ii. He further noted that the solar panels that heat the pool were severely damaged during the snowstorm but have been replaced. HVCC is working with the insurance company to assess the coverage of the solar panel replacement under HVCC's policy.
- g. Covenants
 - i. Trustee Acker noted that the Board was reviewing the Covenants for a possible update. She asked the Membership that if they had any ideas on the Covenants to contact the Board. President McCarty noted that the Board is going to be surveying the membership in the future – for example, what are the membership's concerns, how the Board is doing, etc.
 - ii. Harry Swift noted that the procedure for changing the Covenants is unclear.
 - iii. Herb Brabant noted that the Board needs to filter all the non-substantial changes.
 - iv. Dave Woods noted that there is a mechanism to amend the Bylaws.
- h. Property
 - i. Chairperson Enz reported the members of the 2009-2010 Property Committee are:
 - HV1: Richard Brooks
 - HV2: Ernie Enz
 - HV3: Richard Gibbons (Carol Hunt/Ernie Enz)
 - HV4: Daren Cresap
 - HV5: Carol Hunt
 - HV6: Toni Just
 - HV7: Jan Anderson
 - HV8: Claudine Lofgren/Markeen Tower
 - HV9: Bill Fife
 - HV10: Bonnie Marshall
 - HV11: Sally Morbeck

Motion made by Evie Pippet and seconded (Dave Woods) to approve the selection of the 2009-2010 Property Committee members. Motion adopted.

- ii. He further noted that the Membership can file and submit a complaint by completing a form at the Clubhouse. All complaints are forwarded to the Board for further action.

VI. OLD BUSINESS

- a. No other old business was discussed.

VII. NEW BUSINESS

- a. President McCarty noted that in future ballots, the Board will post a message on the reader board on Cannon Rd., outside the Clubhouse, on the website and also in the newsletter.
 - i. Evie Pippet noted that some residents are snowbirds – can the Board automatically change the address? Koeta noted that if those residents notify her, she will try to implement that practice.
- b. The Membership discussed closing the pool between end of Memorial Day weekend and the 2nd week of June.
 - i. Evie Pippet asked whether or not there were daily exercise classes at the pool? Rick noted that there was.
 - ii. Michael Brasch asked what the forecasted savings would be for closing the pool for those 3 weeks. Rick responded that it would be employee wages and propane costs (which are weather-dependent).

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- c. President McCarty updated the Membership on the new flood danger zone around HV8 and HV11. He noted that the lots and the road is in danger and asked the Membership on what the Board should do regarding this issue.
 - i. Dennis Grevy noted that FEMA came in a few years ago to work on flood issues in HV6 and suggested the Board work with the federal agencies as well as Jim Brazil.
 - ii. Toni Just agreed that something needs to be done about the road in HV8. She asked if the Board could check with Lewis County as well.
 - iii. Dave Woods agreed that the Board should take proactive action.
 - iv. The membership was aligned on the Board taking proactive action on this situation.
- d. Toni Just noted her appreciation of the Board and the employees of HVCC.
- e. Dennis Grevy asked that meeting minutes be posted on the website in a more timely fashion.
 - i. **Action item** - The Board will try to approve the minutes via email and get the minutes posted faster.
- f. He also asked about the river access tracts and what the process would be for an individual to visit the area and suggest possible improvements. The Board responded that it was still researching the situation and may be working on signage and access.
- g. Harry Swift thanked the Womens Club for their contributions to the Clubhouse. He also noted that the Board should have an emergency contact list for each lot in HVCC. Rick noted he has such a list.
- h. Enz noted that in 2 weeks, the Property Committee will have a list of the current residents in each section.
- i. J.R. Pippet asked the Board to check with HVCC's insurance policy and the attorney as to what is HVCC's liability exposure.
 - i. **Action item** – Board to follow up on this item.

Meeting adjourned at 2:50 a.m.

Respectfully submitted,
Tina Ko