

Annual Meeting of the High Valley Membership – May 30, 2010

High Valley Country Club

P.O. Box 427
Packwood, WA 98361

- ★ The annual meeting of the High Valley Membership was called to order at 1:04 p.m. by President Gary McCarty.
- ★ A Quorum was declared with the presence of 49 members.
- ★ Meeting conduct and expectations were shared by President McCarty: following Robert's Rules of Order; members need to be recognized to speak – stating name and lot number, need to be polite.

Introductions:

Tellers: Lois Enz, Susie Putman, Carol Hunt, Bonnie Marshall, Mary McBride

Board of Trustees: Clair Acker, Willy Murdock, Mark Ragan, Gary McCarty, Dave Hill (absent). Re-elected: Jack Hubbert, Ben Potter. Newly elected: Toni Just (absent)

Employees were named/recognized. Employees present: Rick Jenkins – Operations Manager, Koeta Imhof – Bookkeeper

2009 Annual Meeting Minutes have been posted on the HVCC website. A **MOTION** to approve the minutes of the 2009 annual meeting was made by Gene Pronovost, and seconded. Motion carried.

Treasurer's Report by Mark Ragan:

- HVCC is healthy financially and has adequate reserves. A financial institution is being looked into by Mark and Koeta for the reserves to be deposited into an interest bearing account.
- HVCC is not compliant with annual auditing requirements. Mark is in the process of identifying Certified Public Accountants and Auditing firms that we can hire in order to become compliant.
- Performance vs. Budget – went over budget by approximately \$6000 due to generators and propane. Revenue streams – excluding dues and late fees, brought in over \$20,000 – was budgeted for \$19,000.
- 2010 Budget is asking for more in a 2.6% increase due to wage increases, course maintenance, water system maintenance/equipment/propane.

Dave Wood made a **MOTION** to approve the 2010/2011 budget, seconded – motion carried.

Willy Murdock – Clubhouse Trustee – asks that the membership recognize Cutter’s Point Coffee and Aaron Amidon for the donation of coffee and cups to HVCC every year. A thank you card will be sent and Willy will print a list of Cutter’s Point locations to post in the clubhouse for the membership.

Property Committee – Ernie Enz: Lately little action has been needed due to few complaints. The committee needs someone from HV 3 to join the committee. If members have complaints or concerns about properties in High Valley they are urged to submit them in writing and they can be left at the clubhouse.

- ★ The **property committee** is currently made up of: Rich Brooks – HV1, Ernie Enz - HV2, Ernie Enz/Carol Hunt – covering HV3, Daren Cresap – HV4, Carol Hunt - HV5, Toni Just – HV6, Jan Anderson - HV7, Markeen Tower/Claudine Lofgren – HV 8, Bill Fife – HV9, Bonnie Marshall HV10, Sally Morebeck – HV11.

Larry Carpenter made a **MOTION** to approve the 2010/2011 property committee, seconded and carried.

Rick Jenkins – Operations Report

- Creek running through golf course is cleaned out and didn’t run to the river this year.
- Emergency generators are in, working and secured.
- December’s freeze brought many breaks in HV8
- The #5 well was rebuilt and is being given preventative treatment for red algae.
- Swimming pools are in compliance with state regulations
- River access in HV 8/11 and 6 is in and signs up, some work still needed such as bridge at #6.
- Randi Halverson is more than just the ‘water guy’ – he helps in all areas including the pool and with the chemicals, repairs and more...a big thanks to him!

Old Business

1. Insurance – Gary McCarty has reviewed and made some minor changes, determined we have adequate coverage.
2. Flood Control – Gary McCarty has attended meetings and posted the notes/minutes on the HVCC website. There are no protective actions so far and the county is investigating resurrecting a Flood Control Zone/District. The channel migration zones will not be implemented in the near future.
3. Meters – ruling is being appealed and decision is to be rendered in the fall. Meters are being installed when repairs are made which allows for protection of water system due to check valves and for leaks to be easier to identify. There is no charge to the property owner for the meter or installation. There is no intention of charging for water usage unless required by law. If required by law and HVCC does not comply it will lose control of the water system.

Jack Hubbert shared opinion about water meters and would like to see membership vote about installation of meters.

A discussion about what goes into minutes of meeting culminated with Gary McCarty explained that actions taken by the board, or assembly, not discussions , are recorded in minutes, per Robert’s Rules of Order.

NEW BUSINESS

1. Covenants – Existing covenants may not be legal. Gary McCarty would like to hire an attorney to determine our legal position and make recommendations for next steps necessary.
2. Annual Meeting Minutes – proposal to allow the Board of Trustees to approve the annual minutes so that they can be implemented and posted legally. Harry Swift made a **MOTION** to that the Trustees of HVCC be given the authority to approve annual meeting minutes and all future minutes, seconded. **Discussion** – how dissention would be shared or addressed – if posted on website with a forum for discussion a time limit could be given (30 days) before final approval. **MOTION** made by Marilyn Olmsted *amending previous motion* to allow the Board of Trustees to approve the annual minutes as long as there is available discussion allowed on the HVCC website with a 30 day time limit. Motion seconded. Vote to change amendment carried. Vote on amended motion carried.

Dude Sinkey made proposal to amend bylaws to include discussions in minutes. **MOTION** made by Sinkey to amend HVCC bylaws so that board meeting minutes include issues brought up by visitors to monthly minutes. Seconded and carried.

MOTION made by Gene Pronovost to adjourn – seconded and carried. Meeting adjourned at 2:37 p.m.