

Annual Meeting of the High Valley Membership

May 29, 2011

High Valley Country Club

P.O. Box 427

Packwood, WA 98361

The annual meeting of the High Valley Membership was called to order by Board of Trustees President, Jack Hubbert at 1:04 p.m.

A quorum was declared.

Introductions:

Board of Trustees: Clare Acker, Susan Duncan, Jack Hubbert, Toni Just, Willy Murdock, Mark Ragan, Dude Sinkey. Absent: Ben Potter, Gary McCarty. Trustee elect David Cartwright

Employees: Rick Jenkins – Operations Manager, Randi Halverson, Koeta Imhof - Bookkeeper, Amanda Meekhof - Scribe

Tellers: Lois Enz - Chairman, Sandy Conklin, Evie Pippitt, Susie Putman, Mary Anderson

President's Update: Over the past year, the High Valley Country Club Board of Trustees has arranged for an audit of the financials, hired an attorney for consultation, amended the bylaws to include the hearing of guests at board meetings, updated the Policy Manual, found out that water meters are mandatory and will be installed on all properties and passed a **motion** regarding placing liens on properties that are delinquent in dues and whose owners haven't made arrangements to become current.

2010 Annual Meeting Minutes – the minutes have been posted on the HVCC website and were read aloud by Duncan. There were no comments or corrections and will stand as read.

Covenants - Hubbert explained to the membership the history of the covenants and how they came to be illegal while urging the membership to make a decision whether to pursue putting new covenants in place or to drop the issue and have High Valley be governed by the bylaws, articles of incorporation, County, State and Federal law. The board consulted attorneys and each one had a different opinion regarding the status of the covenants and what would be required to vote in new covenants. A decision to continue action to establish new covenants and spend the money to send ballots out to all members, then try to get the required number of responses back, will have to be decided upon by the members.

Evie Pippitt – HV 10 – made a **motion** to *stop the action to establish new covenants and go with State, Federal and Local law and the bylaws and certificate of articles of incorporation*. The **motion** was seconded and passed.

TREASURER'S REPORT – Ragan

- Audit – the Board hired a CPA firm Carrington to conduct the audit, which must be done annually if more than \$50,000 per year in dues is collected. The audit went back two years. The results were

positive with only a few minor recommendations – which have been implemented. There is a State provision to waive the annual CPA audit and complete it internally if there is a 67% member approval by vote. This must be approved by vote each year.

Harry Swift made a **motion** *to do internal audit rather than hire a CPA for the 2010/2011 audit.* **Motion** was seconded and passed. Tom Bowman made a **motion** *that the internal audit be done by homeowners within the homeowners association that volunteer to a committee for the audit.* **Motion** seconded and passed. Volunteers to help with the audit: Peter Reisert, Harry Swift, Mark Ragan, Koeta Imhof.

- Budget – reviewed last year’s budget and outlined proposed budget for 2011/2012. Pool and golf fees have been raised for guests and are expected to bring in approximately \$6000.

Dennis Riebe made a **motion** *that we approve the 2011/2012 budget as presented.* **Motion** seconded and passed.

TRUSTEE’S REPORTS

Operations – Jenkins

- Thanks given to the veterans who have served our country.
- Thanks given to the employees of HV who function with no supervision.
- Water Use Efficiency - goal is to install 150 meters/year to meet the 2017 goal. Will start with HV 1 and complete in blocks to tie to each well. There will be a meeting or two in the next year to set goals for efficiency.
- Urges people to make sure the dual check valves are in place for irrigation systems to prevent back flow if we lose water pressure.
- Sanitary Survey – on our drinking water – no issues were identified.
- Clubhouse has new doors, a gas fireplace, and a new toilet in the women’s room.
- Golf course – is as good as it has ever been. Waiting to plug and sand the greens until after the holiday weekend.
- Pools – heaters are expensive to run and the solars aren’t helping with the cool weather. Will close a pool after the weekend until mid- June to save money. Have already spent \$600 in propane. Having some leakage/drain issues in one of the pools that will need to be looked at. Installed a new heat exchanger which was less expensive than a new boiler.
- REMINDER – when you leave for the winter don’t forget to turn off your water and drain your lines.
- Safety – Would like to see HV purchase an automatic defibrillator as feels would be an asset. A surplus mower was sold for \$450 with hopes to go towards the purchase of one.

Water Report – Jenkins

- Use is going down

Golf – Jenkins

- Nothing additional

Clubhouse – Murdock

- Looks good and the employees are appreciated. New doors and fireplace in place, as previously noted.

Pools – Just

- A new pool cover on order, the pools have been painted and all appears to be going well.

Property – Enz

- Not much to do right now, most of the committee is willing to continue to serve. The committee is waiting to see what board/membership wants them to do. Thus far has only had to speak to owners – not take any further action.

OLD BUSINESS

Melton – states the reserve accounts appear to be lower and is concerned that if the water system were to need to be replaced there wouldn't be the necessary money. Feels the operations manager should be guided to use reserves for repairs.

Imhof – it was voted to dip into the reserves for meters and to replace the money later – had to use some for the generators and when a well went down.

NEW BUSINESS

Swift – Thanks the board and Women's Club for the fireplace and would like for the Women's Club to replace the PA system in the clubhouse.

Wymore – offered prior to the meeting to provide a PA system.

A **motion** was made by Dennis Reibe *to raise the Clubhouse rental fee from \$35 to \$50 with a \$1 charge per person after 20 people.* **Motion** seconded and passed. If an event is open to all HV members, then there will be no fee.

Reisert – willing to teach CPR/AED for free if/when AED is purchased.

Hunt – High Valley and the Women's Club is co-sponsoring the HV Picnic on August 6, 2011.

Swift – made a **motion to adjourn.** **Motion** seconded and passed.

Meeting adjourned at 2:55 pm.