

High Valley Country Club
Annual Membership Meeting
May 25, 2014
High Valley Country Club
P.O. Box 427
Packwood, WA 98361

The Annual Membership Meeting of the High Valley Country Club was called to order by Board of Trustees President, Susan Duncan, at 1:12 p.m.

A quorum was declared with more than 75 members present.

Introductions:

Tellers:

Annual Meeting: Sandy Conklin, Darlene Cartwright, Evie Pippett, & Nancy Wyatt

Pool Ballot Counting: Chairman - Toni Just, Alternate - David Cartwright, Shirley Luther, Tom Miller, Bobbi Pearsall, Richard Pearsall, Jan Anderson, Sue Sears, Judy Ashley-Rice, Bill Rice, Darlene Cartwright

Trustee Vote 5/19/2014 (10:00am): Chairman - Toni Just, Darlene Jan Anderson-caller, Dave Cartwright-envelope opener, Bill Rice-marker, Bobbi Pearsall-caller, Richard Pearsall-marker, Judy Ashley-Rice-envelope opener

Current Board of Trustees: David Cartwright, Bob Conklin, Susan Duncan, Johnny Emtman, Toni Just, Jarl Peterson, Dennis Riebe, Ernie Enz.

New/Re-Elected Trustees: Susan Duncan, David Cartwright, John Anderson

Employees: Koeta Imhof - Bookkeeper, Amanda Meekhof - Clubhouse Manager/Assistant to the Secretary

2013 Annual Meeting Minutes – approved by the Board at a regular meeting and are posted online.

President's Report – President Duncan gave an overview of the community demographics and the direction that the membership has indicated they would like to have the board go, based on past surveys and votes.

Treasurer's Report – Just

- The budget will basically be the same as last year due to no increase in funds.

David Wood made a **motion** to approve the in-house audit for fiscal year 2013-2014. The motion was seconded and carried.

TRUSTEE'S REPORTS

Water – Enz

- Water usage is down thanks to Rick and Randi finding and fixing leaks.
- A few houses were basically destroyed because the water wasn't properly turned off for the winter. Contact the Water Department if you need assistance locating the turn-off valve for your property.
- Please try to conserve water. A simple method is to put a brick in your toilet tank if you don't have a conserving toilet.
- Rick and Randi are working hard to get the water meters installed. Would like to see some of the water reserves used to hire a helper at minimum wage.
- The system is in good shape.

Golf – Conklin

- Rick, Randi and Keith deserve recognition for the hard work they do and getting the course in such good shape in such a short amount of time.
- The new benches being placed on the course were designed by a member and made by a local ironworker. Members have purchased them to be placed on the course.

Clubhouse – Cartwright

- Would like to thank the people that helped with the 2nd Annual Spring Clean-up Day: Susan Duncan, Amanda Meekhof, Dan Meekhof, Judy Ashley-Rice, Evie Pippett, Bob Conklin, Dennis Riebe, & Kathy Anderson
- Toni Just and Claudine Lofgren donated pots for the flowers planted along the clubhouse.
- A big "shout out" to the Women's Club for buying the flowers to plant in the pots.
- Thank you to Dorothy Webb for donating a bumper pool table for the game room.
- The brick fundraiser and Women's Club paid for new flooring and track lights upstairs. Approximately 100 bricks have been sold.
- The playground has pea gravel deep enough to comply with state regulations.
- The benches that were on the golf course have been painted and two have been placed around the playground for people to sit on while watching their children play.

Pools – Peterson

- The 2009 survey showed the importance of the pool facilities to the members and the vote to repair the pools was over 2:1 in favor. Construction will begin soon after we close for the season and should be complete in time for the opening next year.
- The pool will be staffed with attendants and aerobics will continue.
- The pool will be open on Wednesdays, but the hours will be changing.

Property – Emtman

Thank you to the members of the 2012/2013 property committee: Jan Anderson, Park 7; John Anderson, Park 11; Glenda Anderson, Park 11; Judy Ashley-Rice, Park 8; Bill Rice, Park 8; Johnny Emtman, Park 3; Richard Pearsol, Park 4

- The attorney, hired by HVCC, reviewed the documents relevant to the covenants issue. He has reached an analysis of the authority of HVCC regarding the covenants. President Duncan read the letter from the attorney. To summarize, the 1991 covenants are, and have been in force and High Valley Country Club has the authority to enforce those covenants. The subsequent amendments and attempt to rescind the covenants did not follow the procedural requirements of a proper vote. HVCC also has the power to enact rules and regulations under the Articles of Incorporation and the By-Laws. The legal council reminds HVCC to “keep in mind the difference between having authority and exercising it in a prudent manner”.
- If you have concerns about a property in your neighborhood write to or email the board.
- Volunteers for the Property Committee are: Van Anderson (HV 1), Ernie Enz (HV 2), John Emtman (HV 3), Richard Pearsall (HV 4), Need Someone for HV 5, Toni Just (HV 6), Jan Anderson (HV 7), Judy Ashley-Rice (HV 8), Bill Fife (HV 9), Sandy Conklin (HV 10), Sally Morbeck (HV 11).

Bonnie Marshall made a **motion** to accept the members who have volunteered for the property committee. The motion was seconded and carried.

Special Committee Report – Riebe

HVCC hired Cedcore to conduct the Reserve Analysis as required by Washington State Law. A summary of the report was shared and copies are available in the clubhouse for review. Cedcore recommends increasing our reserves to meet National Standards. The Budget Committee will review our reserve status and our operational needs. Members with expertise in financial planning and budgeting are being sought to be part of this committee.

OLD BUSINESS

- The bricks for the Member’s Walkway have been selling well. The bricks can have special symbols added to them. Forms are available at the desk or they can be ordered online.

NEW BUSINESS

John Anderson made a **motion to amend the by-laws to increase the water connection charges to \$150 from \$75**, as currently stated in Article 3, Section 6. The motion was seconded and carried.

- When a shut off notice is sent members can appeal within 15 days.

Open to the Floor –

Dude Sinkey - Proposed to amend the by-laws Article 3, Section 7 regarding how Board vacancies are being filled. George Gablehouse made a **motion to amend the By-Laws to state that** in the event a member resigns from the board the person with the next highest number of votes in the last election will take that position on the board and finish that term. In the event that the member with the next highest number of votes in the last election does not wish to fill that position, the vacancy would be filled by appointment by a majority of the remaining trustees for the remainder of that term. The motion was seconded.

John Anderson made **an amendment to the motion** to table discussion until it can be verified that it follows state and federal law. The motion was seconded and carried.

Larry Wymore – doesn't appreciate former allegations of being a trouble-maker, emails being kept private and not being allowed to be a teller.

Lori Graff – Would like to know why the bids for the pool have not been published. HVCC is keeping info private to keep bids competitive and is considering accepting sealed bids.

Dwight Brayton – would like to donate antennas to extend the Wi-Fi signal.

Norm Gilleland - has reviewed the by-laws and wants to form a committee.

Volunteers can contact him at 112 Portal or helengilleland@yahoo.com

George Gablehouse – is 91 years old and has been a member for 40 years and feels that John Anderson can help find a way to fix the pools without taking out a loan. (Anderson declined and thanks for the vote of confidence.) Also feels that we need to request a deep study on the pools.

President Duncan explained to the audience that paying the \$275 (the full 5 years) on the pool assessment now will reduce the amount of the loan we have to take out.

The meeting adjourned at 2:39 p.m.