

February Minutes of the High Valley Country Club

Board of Trustees

February 21, 2015

I. Call to order

President Duncan called to order the regular meeting of the **High Valley Country Club Board of Trustees** at **9:02 a.m.** on **February 21, 2015** in the **High Valley Clubhouse**.

II. Roll call

Trustees Present: Bob Conklin, Susan Duncan, Johnny Emtman, Ernie Enz, Mike Hayes, Jarl Peterson, Dennis Riebe

Trustees Absent:

Employees Present: Rick Jenkins, Koeta Imhof, Amanda Meekhof

Guests Present: John Lowther, Judy Hodgkins, Dude Sinkey, Jim Shook, Jan Anderson, John Anderson, Jack Morbeck, Brenda & Greg Sponholtz, Teresa & Howard Brooks, Larry Wymore, Rob Ferron, Judy Ashley, Bill Rice, Sherry Kartes, Katy Costellanos, John & Pat Engstrom, Bonnie Sniezak, Eric Sniezak, Toni Just

III. Quorum Declaration: A quorum was declared.

IV. Reminders: Meetings are recorded and run in accordance with Robert's Rules of Order.

V. Approval of the Minutes: *Peterson made a motion to approve the January minutes as presented.* The motion was seconded and carried.

VI. Financial Report: The Financial Report was shared electronically with the Board. There were no comments or questions.

VII. Secretary's Report- Riebe

- Correspondence was received from a member that noted that the covenants weren't on the website, as stated in the newsletter. *The covenants have since been added to the website.*
- Correspondance was received suggesting a 2-tier system be used for dues. One dues amount for water only, and another amount for water and use of the country club facilities. *To implement this system would require an amendment to the Articles of Incorporation and the By Laws. This idea will be put on the list of potential amendments.*

VIII. Member Comments:

John Lowther: would like to know why items are excluded from the minutes.

Judy Hodgkins: stated that she didn't receive a ballot or a chance to vote in the last election.

Dude Sinkey: He has seen a lawyer and was advised to get all 2013 bids, estimates and correspondence with the Health Department. *He was advised to submit his request in writing.*

John Anderson: Questions the origin of the draft covenants on the website; the approval of expenditures is not transparent; the use of Robert's Rules of Order should be used to benefit the organization – not the Board; feels that items should be attached to the minutes when requested.

Jack Morbeck: The homeowners in HVCC need to follow the rules as voted on by the community and we need to protect our assets.

Brenda Sponholtz: Asked why the reserve amounts aren't posted (*they will be put in the 'members only' section of the website*); when was the last independent audit (*2010 – done every 5 years by a CPA*); why were the cart fees raised and who decides it (*the fees help pay for the wear and tear on the course by the carts. Half of the fees will go in the annual budget and half will go for course improvements. The decision was made and voted on by the Board – only dues increases and assessments are voted on by the membership.*)

Howard Brooks: Feels that a \$50 cart fee is too much.

Larry Wymore: His attorney will be contacting the Board; he is unhappy with the meetings/minutes.

Bill Rice: Feels that attachments should be included in the minutes when asked and the censorship should stop; and there are too many rumors in the community.

Toni Just: wishes there was this much support for all the meetings and feels that things are kept quiet and are not transparent.

No additions to the agenda.

Department Reports:

1. Operations Report – Jenkins

Water – fixed some leaks installed approximately 10 meters, will be pricing the rest of the needed meter parts.

Golf - a tree went down on the #8 green onto a neighbor's roof, the #8 ball washer has been repaired, the John Deere greens mower is in Chehalis and the reels are being sharpened, the fairway mower needs repaired. Been working on the Kubota and 1 ton, keeping busy getting information for a home lender, had a surprise L & I visit with quite a list of items to take care of.

2. Water Report – Enz

- January usage was 1, 470,000 gallons, usage is good but we'll need to take precautions this summer with the low snowpack.

New Board Member Mike Hayes introduced by President Duncan.

3. Golf Report – Conklin

- Thank you to Rick and Randi for keeping the course cleared.

4. Clubhouse – Meekhof – in lieu of an appointed Trustee

- Nothing new to report – a few rentals happening, thinking towards the spring clean up.

5. **Pool** – Peterson

- The project is going well, on track financially, rumors are prolific in the community. The fence cost approximately \$12,000 and the landscaping will be around \$6000. The reserves are at about \$12,000 and the new furniture will run about \$15,000. People paying their assessments in advance have saved us a lot of money.

6. **Property Committee** – Emtman

Not much to report since the committee resigned, but would like the community to live in harmony, people to take pride in their property and for the Board to authorize turning off the water to enforce the covenants. A new committee will be needed. The City of Tacoma uses a system that works well and a lean is placed if the City has to clean up a property. Toni Just stated she would like to remain on the committee.

7. **Reserves Analysis** – Riebe

The consultant needs a copy of the new budget by 4/15/15.

8. **Budget** – Peterson

- Rick has trimmed \$19,000 off and we still need to trim more.
- Mailing only 2 newsletters and having the other two online would save approximately \$2,000.
- Enz feels we need to ask increase the dues at the annual meeting.
- There are approximately \$20,000 in dues in arrears.

IX. Old Business/Action Pending

Future Planning and Goals – Peterson

- We need to have a 5 year plan for the Trustees and the Association = and establish priorities. Would like to have member input.

Annual Meeting Voting Process – Duncan

- Would like to see items to be voted on sent to the Board in advance.

Proposed By Law Changes:

- Cost of Living Adjustment (COLA) on dues?
- Need to form a committee to explore suggested changes.

Water Shut Off Policy –

- Enz made a **motion** to *accept the Water Shut Off Policy as written and begin to enforce on 2/23/15*. The motion was seconded and carried.

X. New Business

Replies to comments: The financial status notice is being researched and would welcome ideas and suggestions after the meeting.

Peterson made a **motion** to *deny the State of Washington Department of Labor and Industries authorization to continue with the courtesy inspection of High Valley*. The motion was seconded and carried.

Other Member Comments Based Today's Meeting:

Teresa Brooks: would like to help with the 5 year plan/Budget Committee, asked about grants (extra hoops and strings attached), will share ideas regarding a grievance & appeal process.

Judy Ashley: There was a grievance committee in the past; feels that there should be a public accounting of the meter process.

John Anderson: Is back to working on the No Shooting Zone.

John Morbeck: Clarifies if people have multiple lots how the water shut off works (loss of privileges for all properties if one is in arrears.)

Brenda Sponholtz: Clarifies that the reserves and categories are separate.

Jan Anderson: Feels members need more information to negate rumors.

Bill Rice: The Property Committee members need to ask for proof of liability coverage to ensure they don't get sued.

Jan Anderson: Will share who the PIC uses for insurance.

Larry Wymore: Would like to contact the insurance carrier himself.

Sherry Kartes: Asked what information the lender was asking Rick to gather.

Adjournment

President Duncan adjourned the meeting at 11:28 a.m.