

August Minutes of the High Valley Country Club

Board of Trustees

August 17, 2013

I. Call to order

President Duncan called to order the regular meeting of the **High Valley Country Club Board of Trustees** at **9:00 a.m.** on **August 17, 2013** in the **High Valley Clubhouse**.

II. Roll call

Trustees Present: David Cartwright, Bob Conklin, Susan Duncan, Ernie Enz, Toni Just, Dennis Riebe, Dude Sinkey

Trustees Absent: Jarl Peterson, Johnny Emtman

Employees Present: Rick Jenkins, Koeta Imhof, Amanda Meekhof

Guests Present: Tom Miller, Mike Claus, Norman Gilleland, Lori Graff, Julia Ashley, William Rice, Jan Anderson, Bobbi McGaugh, Richard Pearsall, JoAnne Hammer, Brenda Sponholtz, Sue Burke, Jane Jones, Larry Fale, Theresa Hood, W. L. Kendrick, Karen Reed, Gary McCarty, Jim Shook, Jeannie Fox, Larry Wymore, Harry Swift.

A **quorum** was declared.

Reminder that meetings are run in accordance with Robert's Rules of Order and recorded.

III. Approval of the Minutes:

Conklin made a **motion** to *accept the June minutes as they stand*. The motion was seconded and carried.

The July NO QUORUM minutes were corrected.

IV. Reports:

A. Financial: - Imhof

- The financial report was shared and reviewed.

Ballot Results

1. Dues increase:	183 for	234 against
2. Pool Assessment:	212 for	208 against
<i>*Will request that the Board approve a recount on this ballot issue.</i>		
3. Sport Pool:	127 for	178 against
4. Believe Covenants in place:	111 yes	262 no
5. Do members want covenants:	247 yes	148 against
6. Authorizing the Board to establish covenants:	210 yes	184 against

425 ballots were counted. 22 ballots were not counted due to members not being current on their dues or ballots hand delivered vs. mailed in. Due to the closeness of the vote on the Pool Assessment a recount will be done on this item.

B. Operations Report – Jenkins

- Pools: The shower heads in the Women's bath were repaired; a new lock has been put on the pool gate.
- Clubhouse: The leak in the kitchen sink has been repaired, lightning damaged the router and a new one has been purchased and installed. Thanks go to Larry Adams for diagnosing the old router and configuring the new router.
- Golf Course: The course has been aerated with the borrowed equipment; we've received the sand for the last sand trap; a bearing was replaced on one of the mowers.
- Water: replacing the valve and installing the meter across the street posed a challenge but was completed; a large leak was found in HV 8 with old PVC pipe involved; discovered a need for a new box for an owner in HV 3 as the existing shared box is within the fence of the neighbor; the issue of water being provided to non-members in HV 8 appears to have been resolved.

President Duncan shared that she is composing a letter to send to the member(s) that were giving water away. A reminder to the membership will be added to the October Newsletter.

C. Water Report – Enz

- July's water usage was 8, 760, 000 gallons – an expected increase; the meters are on target.

D. Golf Report – Conklin

- The sand has been delivered for the #5 trap; the fairways have been aerated; we are working on finding a more permanent and better system for the netting to protect the pools.

E. Clubhouse – Cartwright

- July's income was almost \$11,000; the final inspection for the fire escape is scheduled for next week; 28 of 55 bricks have been ordered and should arrive on the 26th; the elusive leak around the kitchen sink was found and repaired; we are looking into the requirements to sell hotdogs in add to our revenue.

F. Pool – Peterson via email

- Based on the outcome of the ballot counting plans will be moving forward for repairs; the rumor about the pools being dirty and feces were researched and found to be untrue. On the morning in question the pool was cloudy but cleared up within an hour of treatment; Pool #2 has been having algae issues due to low circulation and not being used on Wednesdays, when the pools are closed.

Guest Gilliland suggests charging a fee for the pool and golf and apply it to the reserves.

G. Property Committee – Emtman

- A letter from Emtman was read regarding his absences from the meetings and explaining that his job is requiring him to work 58 hours/week with no option of declining overtime. He plans to return as soon as possible to continue his work on the HV Board. The bylaws were reviewed and they state that if a member misses three meetings without just cause they can be replaced – and that decision would be made in an executive session, should the need arise.

H. Secretary's Report – Riebe

Regarding correspondence received by the Board from the membership –

An email that was received from a member was provided to the public and the member was harassed. Board correspondence from members is confidential. Riebe stated that sharing of relevant correspondence received will be presented at the monthly meetings. To protect the privacy of the member sending in the correspondence, it will be summarized and the member's name will not be presented. If a member specifically wants their name associated with a particular item, please advise and the name will be included in the public response.

- A letter was received from a member who owns multiple lots questioning why they pay dues on each lot but only receive one ballot. *Response – Please see the bylaws where this is specifically addressed.*
- Correspondence received asking if it was feasible to charge a users fee for golf/swimming. *Response – in the future we may need to consider a tiered system for dues/fees.*
- If covenants are reinstated – how will the committees be established? *Response – volunteers are being sought for many committees and interested individuals can contact the board to sign up.*
- An email was received asking if it was permissible to raise livestock if we do not have covenants in place. *Response – In absence of a covenant, these types of uses are governed and enforced by Federal, State and County codes and laws.*
- Can multiple lots be consolidated into one? *This is a Lewis County platting issue, but even if the county allowed consolidation HVCC would still charge dues for the original number of lots.*
- Unsigned letter to prevent harassment – questions paving the cart path and the depth of pools on the ballot. *Changing the depth of the pool is a ballot issue and there are no plans to pave the cart path.*
- The process for replacing a board member midterm was questioned. *Article 4 - Section 7 addresses that the Board chooses and votes on replacement members. Sinkey shares that the bylaws were changed in 1991 to allow the next eligible candidate to fill midterm vacancies. Duncan to research the issue.*
 - Guest Graff doesn't agree with the board appointing people as they could just pick their friends.
 - Guest Wymore asks for explanation of how President Duncan got on the board and is told: "There was a vacancy, she applied and was appointed by a vote of the board. At the expiration of the term, she ran for the board and was voted in by the membership at the next regular election."
 - Guest McCarty asks if the Secretary's Report will be included in the minutes and is assured it would be.

Also feels that email should be kept private and go directly to the secretary unless the entire Board is addressed.

Suggests guidelines be put in place for handling email to the Board.

V. Old Business

- Sinkey made a **motion** that Hillier not be our attorney of record. The motion was seconded.
- Riebe made a **motion** to table any decision regarding having Hillier as our attorney of record. The motion was seconded and carried.

VI. New business

- Items for the October Newsletter are needed as soon as possible so the newsletter can be ready for approval at the September meeting.
- Items discussed for the Policy Manual included adding addressing correspondence from members to the Secretary's Job Description; adding a section that includes all of the policies passed for the past year; incorporate into the Vice-President's Job Description the mailing of the ballots rather than have it be the responsibility of the tellers.
- **Budget & Reserves Analysis Committee** – will be broken down into four sections. Riebe will oversee the committee and the heads of each subcommittee will be: Water/Enz, Clubhouse/Cartwright, Pool/Peterson, Equipment/Sinkey.
- Volunteers are needed for the ballot recount.
- The Board will research the feasibility of renting the pool(s)/golf course out to private parties.

VII. Guests Comments

- Guest Tom Miller complimented Just on the round table discussion in July and shared that information he is hearing around HV includes people wondering why the money was put into the expansion when the pools are in need; that the deck lumber was ordered at 20', not 16'; phase one of the expansion did not include the cost for excavation and employee labor; feels that all of HV should be included under one budget; and when invited to help on the various committees stated he would if he's available but travels a lot; felt that when observing the ballot counting he was seated too far away to know what was happening.

Just stated she was told she couldn't know the results until the Board meeting and feels like an outsider. She also feels that guests should be heard earlier in the meeting.

- Guest Lori Graff feels that the meeting purposely rambled on too long in an attempt to shut out guests. She suggests announcing the agenda in advance and considering having a town hall type meeting.
- Guest Tim Miller asks where did the authorization to close the pool on Wednesdays come from – and is told from the Board. Feels it was a poor decision to close on Wednesdays and asks if the membership has a say in how the assessment money will be spent. *The scope of work for the pool is available on the website.*
- Guest Harry Swift feels that the seating should be rearranged at the Annual Membership Meeting to make it easier for people to hear what is being said and perhaps consulting an acoustical engineer would help. He also feels that the rules stated at the beginning of meetings are not being followed.
- Guest Jan Anderson hopes that the pool will be open more next year because she missed 27 potential days to use the pool this year.
- Guest Larry Fale feels that the Board needs to gavel down when guests speak out of turn. It appears that there are three groups – the Pool Mafia, Golf Mafia, and, the Don't Care Mafia. The board needs to make some hard choices regarding the pools and golf course.
- Guest William Rice suggested having an official timer for guest comments.

Sinkey feels that there should be time limits for guest comments at each meeting.

Enz suggests going back to having NO SIGNS in High Valley.

VIII. Adjournment

President Duncan adjourned the meeting at 11:52 a.m.