

# ***September Minutes of the High Valley Country Club***

## ***Board of Trustees***

**September 21, 2013**

### **I. Call to order**

**President Duncan** called to order the regular meeting of the **High Valley Country Club Board of Trustees** at **9:06 a.m.** on **September 21, 2013** in the **High Valley Clubhouse**.

### **II. Roll call**

**Trustees Present:** David Cartwright, Bob Conklin, Susan Duncan, Johnny Emtman, Ernie Enz, Toni Just, Jarl Peterson, Dennis Riebe

**Trustees Absent:** Dude Sinkey

**Employees Present:** Rick Jenkins, Koeta Imhof, Amanda Meekhof

**Guests Present:** Norman Gilleland, Lori Graff, Don Kreshak, Jan Anderson, Evie Pippett, Larry Fale, Vicki Fale, Jim Shook, Michael Napier, Candy Scheuffele, Larry Wymore, Sue Burke, Richard Gribick, Debbie Ferron, Robert Ferron, Kim Rouche, Clare Acker, Bob Lyon, Jeannie Fox

A **quorum** was declared.

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

### **III. Approval of the Minutes:**

Just made a **motion** to *approve the August minutes with corrections*. The motion was seconded and carried.

### **IV. Reports:**

#### **A. Financial:** Imhof

The financial report was shared and reviewed.

#### **B. Secretary's Report:** Riebe

*Regarding correspondence received by the Board from the membership –*

- Comment received regarding guest comments too far down in the agenda –the process has been changed.
- Concern over the fact that there are none in place/enforceable covenants – As directed by the membership through the recent ballot results, a committee will be formed for creating new covenants.
- Concern over the HV's intent to start charging for water – HVCC has no intention of charging for water.

- Member commented that he/she is opposed to the suggestion of the golf course/swimming facilities being rented out for private parties and against user fees for pool/golf; suggested raising guest fees. The member asked if golf fees are per round or all-day and suggested we open to the public. *Response: golf fees are for all day; if we open to the public it would require we change our licensing and insurance.*

Newsletter draft shared with the board.

### C. Guest Comments –

- Guest Norman Gilleland feels there should be user's fees.
- Guest Lori Graff is totally against covenants and if there were reinstated covenants, they would need to be formed park by park. She asks where HVCC's LLC is filed, feels that emailing the newsletter would cut down on postage, questions HV's second account with \$250,000 and states HVCC owns only the pools, golf course and clubhouse – not the members.
- Guest Jan Anderson feels that the ballot request for the special assessment for the pool asked for too much and suggests raising the dues by \$40, assert user fees on pool and golf usage and that the fence and furniture are sufficient for now.
- Guest Evie Pippit shared that she bought her property knowing that golf was free and if people have to pay user fees it will lower the desirability of buying property here. She has heard that the pool may be closed for a year and if that happened it would encourage people to vote yes for repairs.
- Guest Larry Fale feels that paying dues is a user fee. Covenants can be created as a whole and doesn't have to be park by park. Covenants would help keep properties nice and shouldn't be too restrictive.
- Guest Jim Shook questions that the last dues increase was to purchase meters in 07/08 and where is that money going now? The water system is 50 years old and our two options are that the State takes over and hands control over to the County, or we do. We should invest in the pool now rather than keep money in reserves. Questions the lack of a treasurer's report at the annual meeting. He suggests we get money from grants or the state for the water system and we should start the process now as it will take about 2 years.
- Guest Candy Scheuffele would sell her property without the pools, feels the members should appreciate the *volunteers* who make up the board and would like to be on the pool committee.
- Guest Larry Wymore appreciates having the comments first, feels that emails are not received by all of the board members. All of the attorneys he has spoken with say that it takes 100% positive vote of the lot owners for covenants to be put in place and won't believe we have covenants until a judge rules as such, appreciates everyone's time.

### D. Operations Report – Jenkins

- 10 -15 more meters have been installed – mostly in HV 4
- The last sand trap has had new sand put in it
- The golf net is back up but we will need a new net and pulley system by next year.

- The borrowed aerator was returned to Dupont and thanked for the loan, they will also grind our reels for us.
- The fairways will be fertilized next week.
- The pool had a break-in during the last weekend we were open – 4 guys who appeared to be intoxicated swam in their clothes and then tossed the pool furniture in the pool. A flag and a tee marker also went missing that evening. The Women’s Club has suggested the possibility of trail cams in the pool area.

Guest Lori Graff states that perhaps her husband’s company could help with lifts for the nets.

**E. Water Report – Enz**

- Water use is down – last month we used 6,325,000 gallons
- A committee has been formed to create reserves with a goal to have a plan by the annual meeting. Anyone interested in joining the committee is welcomed.

**F. Golf Report – Conklin**

- It was a good summer for the course: the traps are finished, fairways aerated, and hope to get a handle on the fungus on the greens.
- There are 4 benches being powder coated right now and should be delivered on Tuesday.

**G. Clubhouse – Cartwright**

- Thank you to Cutter’s Point Coffee for donating coffee, cups and lids throughout the year.
- Flat Screen TV: We offered Family Movie Time Labor Day weekend and it seemed to work well. We are now in the process of trying to use a small satellite dish to be able to offer football games and other televised events in the Clubhouse.
- Bricks: 62 have been sold. There will be a ground breaking on 10/19 with a potluck following. The money raised will be used for lighting and flooring upstairs in the game room.

**H. Pool – Peterson**

- The season went well with only a few injuries and there were a few issues with the showers.
- The pool needs/requirements have been broken down into a reserves report and there are no plans to close the pool on our end. However, it could be closed by the State and we could be fined by the State, County or Feds. The most immediate need is to install the VGB drains and repair the plumbing leaks. If these issues are not fixed by next summer we could be shut down or fined up to approximately \$500.00 per infraction\_/ per day.
- Future ballot requests for funding will include more information and will need for the entire board to be united. Most of the needs of the pools are not obvious or visible just by looking at them.
- Water Reserve funds cannot be used for the pools unless they are voted on by the membership. The \$60 increase in '08 is paying back to the reserves what was spent to purchase the meters and parts and is wrapped into the operating budget.

## **I. Property Committee** – Emtman

- A member in HV 8 has shared that 2 of his neighbors are selling due to the drama in HV.

Guest Candy Scheuffele shares that members need to reach out to the new families who buy and move in and she is willing to run for the board if an opening comes up.

## **V. Old Business**

- Peterson made a **motion** to *approve the Policy Manual updates as presented*. The motion was seconded and carried.
- Just recently read an article about sharing of email by board members and will share the article with the board.
- Signage needs to be removed 10 days after elections per the Articles of Incorporation – therefore members need to remove their signs regarding covenants, water meters, etc.

## **VI. New business**

- The differences between Facebook's delivery of information vs. the HVCC website's delivery of information was discussed.
- High Valley Country Club is a Corporation, not an LLC and it is filed with the Secretary of State.
- Peterson feels that action is needed in the near future regarding the pool needs.
- Just made a **motion** to *approve the October newsletter with additions*. The motion was seconded and carried.
- Just shared that the crime rate is up and urges people to watch out for their neighbor's properties. Looking into creating a Neighborhood Watch program will be a new business item on next month's agenda.

Guest Evie Pippitt thanked the board for their service.

## **VII. Adjournment**

President Duncan adjourned the meeting at 11:22 a.m.