

# HIGH VALLEY COUNTRY CLUB

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## REGULAR MEETING OF THE HIGH VALLEY

### BOARD OF TRUSTEES

*October 20, 2007*

President Don Kreshak called the regular meeting of the High Valley Board of Trustees to order at 9 a.m.

**ROLL CALL** Present were: Steve McVicker, Bob Mathers, Mike Gipson, Ed Bennes, Gary McCarty, Bob King, Ben Potter, Koeta Imhof & Don Kreshak

**EMPLOYEES PRESENT:** Rick Jenkins & Randi Halverson

**GUESTS:** Carol Hunt, Bill Eshelmen, and Dan Burke

#### APPROVAL OF MINUTES

The minutes of the September regular meeting were read by Gary McCarty

Motion made by Bob King and seconded by Ed Bennes that:

**THE MINUTES BE ACCEPTED AS READ AND AMENDED**

The motion passed.

**FINANCIAL REPORT** The board reviewed the September financial report, which indicated a total account balance of \$386,457.28. The cash flow statement showed that the total revenues for the month of September were \$7,224.84 and overall disbursements \$15,602.45. This resulted in overall cash flow of **-\$8,377.61** for the month. Next years dues collected \$60.00. The overall cash flow for the year of \$15,116.84.

Motion made by Gary McCarty and seconded by Bob King that:

**THE FINANCIAL REPORT ACCEPTED AS PRESENTED.**

The motion passed.

#### HEARING OF THE GUESTS:

**Bill Eshelmen** – Reported a covenant violation of neighboring lot. He reported that at times the noise level was quite loud and that there were full time residents in a travel trailer. The covenants are not clear on the last issue as they are hooked up to an approved septic and they are full time residents. Steve is going to check with Marilyn Holman to write a letter to our attorney. Ben is going to check with county on their interpretation of camping vs. residency.

**Dan Burke** – Reported that the way he and his attorney interpreted the covenants that the trailer next to Bill was not in violation. He did agree that the noise was a problem.

**Carol Hunt** – Came to report for property committee. She also resigned as the head of the property committee. She handed over her book to Ben Potter (Covenants Trustee). She also suggested that maybe for the future we should have a co-secretary to help with Secretarial duties. One property has been checked out and it is still not acceptable. Koeta will write the non-compliance letter.

#### **OPERATIONS MANAGER –**

- The pavement damaged fixing the last leak in HV-4 was fixed by the county.
- Rick and Randi went to a free education class addressing the state requirements for meeting Water Use Efficiency regulations. Mike Gipson was also attending one of the WUE classes.
- There are still 175 lots that have not responded to the cross connection survey. It is critical that we address cross connection compliance.
- Radium tests for the water system were completed.
- Emergency response – valves are numbered and lettered.
- Service valves are caught up.
- Oil leak in van fixed.
- In January there will be a Cross Connection Control Class. It was agreed that both Rick and Randi attend. The price will be \$275.00 each. We have to test the cross connections and it has to be done by someone who is certified.
- Randi took the WDMI test.
- Cross Connection compliance plan needs to be re-written.
- Only one lot had to have water shut off for non-payment of dues.
- Golf – Greens plugged and Golf Course fertilized.

#### **DEPARTMENT REPORTS**

##### **Water:**

- Water use in September was 4,953,888 gallons; down by 2,438,296 gal from last year in September.
- Water Use Committee has been formed to address the Water Use Efficiency and Cross Connection regulations they will be meeting after the board meeting today.

**Clubhouse:** Discussed the clubhouse windows. We have two bids and will be two more. The Women's Club has agreed to put up to \$2,500.00 towards the cost.

**A Motion was made by Steve McVicker to take \$3,000.00 out of reserves to cover the remaining cost. It was 2<sup>nd</sup> by Bob King.  
The motion was approved.**

**Pools:** Closed for the winter.

**Golf:** Everything okay.

**Covenants:** Discussed under Carol Hunt Property Committee. Ben Potter is to write a letter on the noise violation.

### **OLD BUSINESS:**

- Lot 40 Block 2, High Valley 6 is listed with 4-U Realty. The offer we countered with was not responded to. Don Kreshak is going to call them back.

**Ben Potter made a motion to counter offer with a purchase price of \$12,000.00.**

**It was 2<sup>nd</sup> by Gary McCarty.**

**The motion passed.**

- The Board also discussed the merits of a security system using video cameras to monitor the areas around the club house and pool. The insurance savings would be \$210/year. Other potential savings would be reduced vandalism and theft. A security system might also protect us from a suit in some situations.

**Motion made by Koeta Imhof and 2<sup>nd</sup> by Bob Mathers**

**TO PURCHASE THE CAMERA'S**

**The motion was approved.**

- Rick is going to check on netting to cover playground equipment. Check to see what netting the driving range uses.

### **NEW BUSINESS:**

- Fire Station is used by HVCC. The property was sold to the Fire Department because we needed a station in High Valley. We use most of it now.

**Bob Mathers made a motion that we approach the Fire Department**

**To buy or lease the building.**

**Gary McCarty 2<sup>nd</sup> the motion.**

**The motion passed.**

The meeting was adjourned at 11:10am.

Respectfully submitted,  
Koeta Imhof