

High Valley Country Club

P.O. Box 427

Packwood, WA 98361

MINUTES

**Regular Meeting of the High Valley Board of Trustees
July 18, 2009**

The regular meeting of the High Valley Board of Trustees was called to order by President Gary McCarty at 9:00 a.m.

I. ROLL CALL

Trustees: Tina Ko, Dennis Lofgren, Gary McCarty, Ed Bennes, Willie Murdock, Mark Ragan, Clare Acker, Jack Hubbert

Not Present: Ben Potter

Quorum declared.

Employees Present: Rick Jenkins, Koeta Imhof

Guests: Lois Enz, Ernie Enz, Carol Bradley, Scott Bradley, James Wege, Terri Cebballos, Ron Cebballos, Dude Sinkey, Larry Wymore, Jim Brazil, John Anderson, Carol Hunt, Dawn Ragan

II. APPROVAL OF THE MINUTES

The minutes of the June regular meeting were read by Ko.

Motion made by Hubbert and seconded (Lofgren) to approve the June minutes. Motion adopted.

III. FINANCIAL REPORT

The Board received the June financial report.

Motion made by Ragan and seconded (Murdock) to approve the June financial report. Motion adopted.

IV. HEARING OF THE GUESTS

- a. Lois Enz requested that the reader board note the date and time of the HVCC annual picnic.

V. DEPARTMENT REPORTS

- a. Operations (Jenkins)
 - i. The first back up generator for the water system will be arriving in August. The Board discussed which well it should be installed on first.
 1. **Action item** – Rick will prepare to install the generator on the well serving HV#8/11.
 - ii. John Anderson will be cleaning out ditch near golf course next week.

- iii. A copy of the summer worklist was submitted to the Board for review. The item will be discussed further at next month's meeting.
- b. Water (Jenkins)
 - i. The Board reviewed three drafts of the HVCC cross connection letter. Jenkins reminded the Board that HVCC needed to be in compliance with this government regulation several years ago. He also noted that the cross connection valves ensure HVCC water safety.
 - 1. **Action item** – Rick will send the short version of the letter.
 - ii. Water usage for June was 5,757,750 gallons, which is within normal range for the month.
 - iii. Rick and Randi have been repairing leaky valves and will continue to do so as time permits.
- c. Golf (Jenkins, Lofgren)
 - i. A proposal for enforcing the “dogs on leash” rule was submitted to the Board for review. The item will be discussed further at next month's meeting.
 - ii. Terri Ceballos asked if HVCC enforces loose dogs on private property. The Board noted that HVCC does not enforce county laws.
- d. Clubhouse (Jenkins, Murdock)
 - i. Murdock noted that HVCC will be selling pop out of the fridge.

Motion made by Hubbert and seconded (Murdock) to sell Pepsi pop machine. Motion adopted.
- e. Pool (Jenkins)
 - i. No update.
- f. Covenants (Hubbert/Acker)
 - i. Copies of proposal to change covenants submitted to Board for review.
 - 1. **Action item** – Board to review and discuss at next month's meeting.
- g. Property (Enz)
 - i. Enz reported that there was a lot of clean up going on in HVCC and recommended that the Board wait until next month before taking action.

VI. OLD BUSINESS

- a. Last month the Board discussed replacing reader board. Rick noted that his preliminary research indicated a possible replacement would cost approximately \$5000. The Board will table this discussion until a future meeting.

VII. NEW BUSINESS

- a. Channel Migration Update
 - i. McCarty reported on a June 28 meeting he attended regarding a Lewis County proposal that will prohibit landfill, potable water supply wells, substantial improvements and new construction in the flood plain.
 - 1. McCarty noted that the regulations could be put into place as soon as middle of 2010.
 - 2. McCarty noted that approximately 1/3 of the membership could be impacted by these new regulations. For example the Clubhouse is in what the County is considering to be the “red zone.”
 - 3. The Board discussed what HVCC's position and next steps should be on the Lewis County proposal.

4. Ragan suggested that HVCC should be proactive and participate in the County discussions.
 5. Wymore suggested that HVCC should be proactive in requesting assistance from the County in shoring up the river to protect properties from further damage.
 6. Brazil noted that Lewis County is having a 1PM meeting today to discuss the proposal and suggested that HVCC representatives attend. He also suggested that the County could facilitate discussions between HVCC and the facilitating/governing agencies (i.e. Corps of Engineers).
 7. McCarty noted that the Board should send representatives to an upcoming July 28 meeting.
 8. Anderson noted that safety and fish habitat should be a primary concern for the County and other governing agencies. He also noted that the proposal will have significant impacts on property values.
 9. Dawn Ragan noted that HVCC should also contact media to publicize concerns.
 - ii. McCarty proposed that the Board contact John Huestis to discuss protective actions for Mountain View Road. He also suggested that the Board contact the other participating associations at the June 27 meeting to see what they are doing and if they are interested in working jointly with HVCC.
 1. **Action item** – McCarty will draft letter to associations for Board review.
 2. **Action item** – McCarty will also draft letter to state representatives for Board review.
 - iii. The Board discussed what mitigation activities HVCC should request from the governing agencies, including additional bracing for the bridge that crosses the Cowlitz River into HVCC.
- b. Administrative
- i. The Board reviewed a draft of the July newsletter.

Motion made by Ragan and seconded (Hubbert) to approve the July newsletter.
Motion adopted.

Meeting adjourned at 10:46 a.m.

Respectfully submitted,
Tina Ko