

High Valley Country Club
P.O. Box 427
Packwood, WA 98361

MINUTES

**Regular Meeting of the High Valley Board of Trustees
September 19, 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, Jack Hubbert

Not Present: Ben Potter, Clare Acker

Quorum declared.

Employees Present: Rick Jensen

Guests: Carol Hunt, Ernie Enz, Harry Swift, Shirley Botsford, Gary Bynum, Henry Thompson, Larry Wymore, Dude Sinkey, Ron English, Dean Foley, Pat Marshall, Larry Carpenter, Kelly Lyon, Gail Lucas

II. APPROVAL OF THE MINUTES

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

Motion made by Hubbert and seconded (Ragan) to approve the August minutes as corrected. Motion adopted.

III. FINANCIAL REPORT

The Board reviewed the August financial report. The Board had additional questions and will discuss with Koeta at next month's meeting.

IV. HEARING OF THE GUESTS

- a. Carol Hunt is now the President of the Women's Club.
- b. Larry Wymore asked the following:
 - a. If a property owner owns more than one lot, is he/she entitled to more than one vote?

- i. Hubbert noted that the bylaws state that an owner with multiple lots receive one vote.
 - b. Wymore requested the minutes of the 2004 annual meeting minutes. He stated his concern on the process for how bylaws and covenants have been changed.
 - c. Wymore also asked how many meters have been installed in HVCC. McCarty noted approximately 10 meters. Wymore also noted that he does not believe that a water meter can be installed against a property owner's will. Wymore referred to the May meeting minutes stating the Board's position on this.
 - d. Sinkey asked if the levee in HV6 was county property. McCarty noted that it was not. Sinkey noted his concern that by allowing the installation of meters, HVCC would eventually charge the homeowners for water.
- c. Dean Foley referenced an unsigned 2-page posting about HVCC at the post office that discusses the water system that can be construed as libel. This same posting is on the bulletin board at the Clubhouse with responses from the Board. Foley noted the importance of maintaining the water system in order to keep it safe, cost effective and under HVCC, rather than PUD control. He also mentioned that without meters on every property, HVCC cannot determine where leaks in the system occur. In addition, he noted that there was a dog problem in HV7, including loose and violent dogs, as well as dog feces on private properties. He asked if the Board would consider adopting rules for all of HVCC (and not limited to the golf course).
- a. **Action item** – Murdock to contact county and Sheriff department for assistance.
- d. Pat Marshall noted that HVCC is a very economical and good place to live. He encouraged the members of HVCC to work together to solve issues. He noted that water is a very important issue and encouraged HVCC to protect its water system. Jenkins responded that the single biggest thing HVCC can do is to be compliant with the relevant regulations so as not to lose control of the system.
- e. Larry Carpenter noted that he has a meter on his property and that he does not understand why that would be an issue.
- f. Ernie Enz noted that he was proud to live in HVCC and that he is OK to have a meter put on his property. He also thanked the Board for their efforts on behalf of HVCC.

V. DEPARTMENT REPORTS

- a. Operations (Jenkins)
 - i. Fence around building has been completed.
- b. Water (Jenkins)
 - i. Emergency generator for HV8 and HV11 has been installed. Three more generators have been ordered and are expected to arrive within a month.
 - ii. Several leaks have been fixed.
 - iii. King 5 News recently did a story on contaminated water in Packwood and HVCC. Rick called King 5 and was told that the information was received by an individual in Pierce County.
 - iv. Water usage for June was 7,818,521 gallons, which is within the lower normal range for the month.
- c. Golf (Jenkins, Lofgren)
 - i. Greens have been plugged and sanded.
 - ii. McCarty presented a proposal for enforcing the “dogs on leash” rule that was submitted to the Board for review.
 - 1. Wymore suggested that violations be fined.
 - 2. Jenkins suggested that HVCC invest in a camera to document violations to assist staff in enforcing the new policy. A camera that is less than \$200 can be purchased under the currently authorized limits. Jenkins will proceed with purchase.

Motion made by Murdock and seconded (Hubbert) to adopt the proposal (see Exhibit A). Motion adopted.

- iii. Lofgren presented a proposal regarding golf course closures for Board review. The proposal describes the dates and tournaments that could warrant a closure.
 - 1. Wymore asked if HVCC could consider opening the golf course to the public at certain times and increase HV revenues.
 - 2. Marshall noted that the proposal is not a “closure” per se but limiting access to the participants of certain tournaments (except for the picnic).

Motion made by Lofgren and seconded (Hubbert) to adopt the proposal (see Exhibit B). Motion adopted.

- d. Clubhouse (Jenkins, Murdock)
 - i. Clubhouse is now officially closed until Memorial weekend 2010.
 - 1. Harry Swift requested that a key to the Clubhouse be made available. Lofgren noted that Jack Foster and Pete McBride both have keys.

- e. Pool (Jenkins)
 - i. Final inspection completed around Labor Day. Some minor issues still remain for resolution.
 - ii. Pool is now officially closed.
- f. Covenants (Hubbert)
 - i. Hubbert will work with Amanda to prepare the proposal in track changes mode for Board review.
- g. Property (Enz)
 - i. Enz reported that members of the Property Committee and one Board member toured HVCC. Overall, things are looking pretty good. Enz recommended that the Board send a letter to 9 properties that are in violation of a covenant.
 - 1. **Action item** – The Board will review the 9 properties and determine if a letter should be sent. Rick will send template letter to Ragan. Ragan will prepare draft letters for Board review.
 - 2. Enz also noted that the Property Committee still needed a representative from HV3.
 - 3. Larry Wymore noted that he may be interested in representing HV3.

VI. OLD BUSINESS

- a. River access – work to commence regarding signage and clearing of pathways. Wymore volunteered to assist on the project.
- b. Channel Migration Update
 - i. McCarty reported on his discussions with representatives of several government agencies regarding possible mitigation actions.
 - ii. McCarty also noted additional strategies that the Board can take:
 - 1. Continue to present case to political representatives.
 - 2. Continue to investigate the establishment of a flood control district.
 - iii. McCarty has posted results from discussions and additional information regarding this topic on the HVCC website.
- c. Questionnaire Summary – A total of 122 responses were received: 39 “full-time” residents, 57 “part-time” and 26 “occasional.” The Board noted that the golf course and pool were very important to more than half of the respondents.
 - i. A summary of the results of the questionnaire will be posted on the website.
 - ii. The Board will review the results may propose additional actions based on the results.
- d. Board agendas for upcoming month will be posted on website.

VII. NEW BUSINESS

a. Administrative

- i. The Board will begin preparing October newsletter.
 - 1. **Action item** – Include topics such as the new dog enforcement policy, new policy on golf course closures, CMZ update, back up generator update, questionnaire update.
- ii. Lofgren will be resigning from the Board effective today.
- iii. Bennes will be resigning from the Board effective today.

Meeting adjourned at 11:11 a.m.

Respectfully submitted,
Tina Ko

Exhibit A: Enforcement Policy regarding Dogs on Golf Course

The High Valley policy states that all dogs on the golf course must be on a leash. The only exception is for service dogs.

First Offense:	Verbal warning, documented
Second Offense:	Written warning, document
Third Offense:	Letter revoking privileges for 1 month
Fourth Offense:	Letter revoking privileges for 1 year

Exhibit B: Golf Closures

The golf course will be close for regular play, except for members and guests entered in the following tournaments:

- Picnic (every 2 years, July or August) – 3 hours
- Women’s Club Fundraiser (annually, September) – All Day
- Men’s Club Turkey Shoot (annually, November) – 2 hours

The above events will be posted with 3 weeks notice.

- Men’s Club (weekly during Summer, Monday) - after 4:30PM
- Women’s Club (weekly, Tuesday) morning –noon
- Jack & Jill (weekly, Tuesday) – after 5PM