

## **ATTACHMENT TO AUGUST 2009 MINUTES**

***Note that some of the concerns were addressed in the Board meeting of August 15, 2009 and some further comments are included. Those items are added in italics.***

### **As concerned members of High Valley we have several points to make regarding issues in our community:**

1. As concerned members we believe we should explore ways to make the golf course and the pool/clubhouse more self sufficient. Several capital projects have taken place (shed, Backhoe) and there are currently plans being considered to upgrade the golf course that will further deplete the member's funds. If you took into account what the actual cost of every round of golf would be if it were not subsidized by the members then you can understand where my concern comes from. We all bought property here knowing that there are certain perks, but I caution you against creating a "resort" type atmosphere in a family community on the backs of the members. The answer "this is the way it has always been" is unacceptable, there are a lot of members on fixed incomes and adding more charges to their dues to subsidize the activities of a smaller percentage of the membership is not fair! We do not need the upgrades to the golf course or any of the grounds before finding a stable funding source that does not continue to tap the pockets of those that rarely, if ever use the HVCC grounds. For instance, the city of Portland owns several golf courses, but they are self sufficient through green fees and retail sales, this way residents of Portland that do not play golf do not subsidize those that do. Perhaps we could look into giving every member a particular number of free golf days per month or year and then they pay a small fee after that. This money could be banked and earmarked solely for use on golf course property.

*The Board is currently asking the membership what is important to them via a questionnaire. The results of the questionnaire will be used to help determine the direction of HVCC.*

*The shed and backhoe were funded not solely for the golf course. The shed and backhoe are used throughout the operations of High Valley. Most notably, the water maintenance consumes the resources of the shed and backhoe thus saving monies on a expenses for contracting excavation and storage out at the expense of the HVCC members.*

2. As concerned members we want to remind the board that High Valley was intended as a residential community, not a resort community!

*The intent of the HVCC is defined in the Articles of Incorporation; it is not defined as either a residential or a resort community. However, Article I §1 under the heading 'The purposes for which this corporation is formed are:' states "To purchase or otherwise acquire, construct, improve, develop, repair, maintain, operate, care for and/or dispose of parkways, playgrounds, open spaces, and recreational areas, tennis courts, beaches, boat landings, floats, piers, clubhouses, swimming pools and/or swimming areas, bathhouses, places of amusement, community building, community clubhouses and in general community facilities appropriate for the use and benefit of its members, and/or for the improvement and development of the property hereinafter referred to.*

3. As concerned members we believe we should not bring up any new business until all old business is finished, lets not put too much on our plate.

*Items, issues and concerns will be addressed by the Board on a priority basis.*

4. The meters. At the 2009 annual membership meeting you gave us a guide. It states you spent \$47,270.20 on the water meters. At the February meeting it was stated there would be no meters installed until the appeal is determined, yet Rick is installing these meters. Rick has even stated himself that they "may have jumped the gun a little". This has been a huge waste of the resident's money! We really feel cheated and that the board is not fiscally responsible with our money. As concerned members we have several questions that can clarify this issue for all members:

What is the expected total cost for the meters/parts/installation?

*The total cost of meter installation was estimated in three ways; two estimates were based on the use of local contractors to do the installation with HVCC buying the materials. The other estimate was based on using HVCC personnel and equipment including a new backhoe and dump truck. The savings by doing the job using our resources was about \$90,000 with a total cost of about \$200,000.*

Where is the money coming from for these costs?

*The money comes from the reserves HVCC has built up that are paid for by the dues and assessments levied on the membership. Some money is also obtained from fees, sales, and earnings on our reserves. The purpose and allocation of reserves are for the maintenance, repair, construction, and/or disposal of parts/pieces, labor, and other costs associated to the water system and other assets of the HVCC membership.*

Who pays for the meters as they fail? If it is the homeowner, then how is it decided who gets the used ones and who gets the next wave of meters purchased?

*The HVCC membership pays for all maintenance and materials for the facilities including the water system via the existing revenue streams and reserve funds.*

At the February 2009 meeting it was stated and so recorded in the minutes that there is a 10% restocking fee to return the meters, this would equal \$4,720.02. Yet Rick Jenkins describes the number as \$8,000-\$10,000 on the webpage dated in February. What is the actual cost and why not just be honest with the membership?

*There was no exact cost given by the vendor for restocking the materials required for installing the meters. My estimate was higher than Rick's and I wrote the web page. Gary McCarty. Any restocking fees would outweigh the carrying costs for materials that will be consumed at a later date.*

What is the labor charge to HVCC every time you install a meter, compared with what that fee would have been to simply fix a broken pipe?

*There is no labor charge to the member for installing a meter. The whole meter assembly is installed so that a check valve is there to protect the water system. Costs to install the meter at the time of repair are less than returning at a later date to re-excavate, remove adequate functioning material, dispose of same, install a meter, and backfill.*

Are there any plans to attempt to charge the membership per water usage in the future?  
*No! The only way HVCC anticipates charging for water usage is if it becomes law.*

We plead to the board that no other funds be spent on any meters or associated items until the final ruling comes down from the courts. This is a very expensive road to go down and until there is a final court decision (state appeal pending) we should follow the current law and wait for a court decision.

*The Board has set a policy of installing check valves whenever there is a problem with a valve at a lot to protect our water system. That check valve assembly includes a meter.*

5. As concerned members we want to know why the answers that the board gives are always “it is in the best interest of the country club” instead of the best interest of the membership. Again, this is a residential neighborhood not a resort! Every decision you make should be in the best interest of the residents of high valley!

*High Valley Country Club consists of the members. The Board is elected to represent the best interests of those members and acts accordingly. As to the view that HVCC is a residential neighborhood not a resort is up to the membership to decide as defined in the Articles of Incorporation.*

6. As concerned members we want to know what is being done with the questionnaires and why is a non-lot owner being held responsible for collecting them? Why is a person that does not even have a vote spend endless hours on the questionnaires and the voting procedures? This opens up the door to fraud or at least the appearance of fraud.

*The questionnaires are being read, results summarized and will be posted. The Board will address the issues raised by the membership and act accordingly. Rick and the people at the clubhouse desk receive the filled out questionnaires and give them to the Board; that is normal operating procedure for receiving dues, mail, etc. As to the reference to voting procedures and fraud, more information on the concern is required for a Board response.*

7. As concerned members we are worried that when someone does not get a ballot and the issue is brought up to the board they simply say to “sue the post office”. This is an entirely unprofessional answer that does not address the actual question rather it pushes the blame on the most statistically accurate postal system in the world instead of admitting you may have possibly made a mistake.

*Every effort is made to make sure that HVCC has the correct address of the members. The ballots are mailed to the address on file. Returned mail is researched to attempt to locate the correct address and remail. The board took actions to improve the process of ensuring voting materials are delivered to all the membership as a result of the concerned member's comments at the annual meeting.*

8. As concerned members we are really concerned that this board does not care about the little people. High valley is full of people that really enjoy the quality of life you get living in the mountains. We love being able to hike right from home and see wildlife every day! It appears that the board is only concerned about the members they meet on the golf course! What can we do to change this perception?

*Attend Board meetings  
Fill out your questionnaire  
Run for the Board*

9. As concerned members we ask why as of August 3<sup>rd</sup> the July minutes have not been posted on the website, they should be posted asap to give members plenty of time to read before the next meeting. What can we do to make a timely turnaround on the posting of the minutes online?

*The Board has developed a system for posting the unapproved meeting minutes. First, the minutes are emailed to the Board members for review and comment. This is done as fast as our secretary, who has a full time job, can get them out, and the rest of the Board can find time to comment. Then the minutes, with comments included, as soon as the secretary has time, are posted on the bulletin board and sent to our webmaster for posting on the HVCC website. The Board was unwilling to post minutes without some review of the Board members; in the past, minutes had to be approved in the next months meeting before they were circulated.*

10. As concerned members we believe that every lot should equal a vote, therefore members that own multiple lots would get a vote for each lot. We propose that we have a vote on this issue at the September meeting to give members time to consider how they want to cast their vote.

*The bylaws stipulate that each member gets one vote and only one vote. The procedures for changing the bylaws are also stated.*

11. As concerned members we believe that a newsletter should be created and sent to the members at least two weeks before the next meeting to inform them of the issues on the agenda at the upcoming meetings. For instance, this meeting will address the covenants and changes to them can have severe effects on the membership. How many members do you honestly believe are even aware of this meeting and the effects it could have?

*Creating and mailing newsletters takes time, the effort of the Board, and costs money. More frequent mailings are not being considered at this time by your volunteer Board. The Board meetings are held per the bylaws on the third Saturday of each month excluding December. Changes to the covenants must be voted on by the membership. The recent questionnaire is designed to obtain input from the membership which will be considered before any change to the covenants is proposed. One Board member has proposed some changes to the Covenants; the rest of the Board may or may not agree that changes are needed.*

*The Board will "try" to inform the membership of agenda item by posting the agenda items on the bulletin board at the clubhouse, sending them out via email to those that have given us their address and posting them on the calendar of the website.*