

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

MINUTES

**Regular Meeting of the High Valley Board of Trustees
October 20, 2008**

The regular meeting of the High Valley Board of Trustees was called to order by President Gary McCarty at 9:05 a.m.

I. ROLL CALL

Trustees: Bob Mathers, Tina Ko, Dennis Lofgren, Bob King, Gary McCarty, Ed Bennes, Clare Acker, Jack Hubbert, Ben Potter

Not Present: N/A

Quorum declared.

Employees Present: Rick Jenkins, Randi Halverson

Guests: Lois and Ernie Enz, Tom Tulle, Jon Fennier, Will Leglin, Lawrence Smith

II. APPROVAL OF THE MINUTES

The minutes of the September regular meeting were read by Tina Ko.

Motion made by Acker and seconded (Hubbert) to approve the minutes of the September meeting as corrected. Motion adopted.

III. FINANCIAL REPORT

The Board received the September 2008 financial report but will wait to review the figures under the new format until the next board meeting.

IV. HEARING OF THE GUESTS

- a. Tom Tulle stated that the recent cross connection survey letter violates his privacy and contested the water shut off and late penalty penalties. Jenkins responded that members do not have to complete the survey but that individual homeowners would have to install a dual-check assembly to prevent contamination of the HVCC water system. He also noted that this was a State of Washington requirement. McCarty

added that the bylaws detail the late payment penalty. Tulle also asked for clarification on the HV lot 6 burn agenda item in the September minutes.

- b. Lawrence Smith also contested the late payment penalty. He expressed that he should not have to pay water dues since he only owns a lot. McCarty explained that the members would have to vote to change the bylaws.

V. DEPARTMENT REPORTS

- a. Operations (Jenkins)
 - i. Playground equipment has been removed.
 - ii. Back up generators – Jenkins working with Fale to research generators. He noted one generator with trailer for \$12,000 and another 45 kw generator on trailer for \$19,000. HVCC needs at least 30 kw with a soft start feature. Jenkins recommends that the board 1) continue shopping and 2) explain to membership that the initial estimates were too low.
- b. Water (Jenkins)
 - i. September water use was 3,723,329 gallons, down from previous month and normal for this time of year.
 - ii. Parts for 200 meters have been ordered and should arrive by end of the month. Total cost was approximately \$40,000.
 - iii. Sent out another 150 cross connection survey letters; approximately 50 surveys have been returned. Board discussed the risks of HVCC not being in compliance.
 - iv. Well #5 will be pressure chlorinated to remove bacteria. As noted at the September board meeting, the bacteria is not a health hazard.
 - v. Water easements – There are 3 places where the main water line runs under private lots. Jenkins discussed issue with the County and recommends that Board work with the affected homeowners.
- c. Golf (Lofgren, Jenkins)
 - i. Jenkins noted that HVCC usually cuts back on greenskeeper hours to 1-2 days/week at this time of year.
 - ii. Golf Course Superintendent Association – Jenkins noted there are different training memberships available. Jenkins recommended that the Board revisit this issue next year.
- d. Clubhouse (Jenkins, Potter)
 - i. Painting of new buildings almost complete. Enz will be building shutters for the buildings.
 - ii. Playground equipment – Potter reported that he researched some equipment but has not found anything yet within the \$4000 budget.
 1. **Action item** – Potter will continue shopping for equipment.
- e. Pool (Jenkins)
 - i. Pool has been closed for the year.
- f. Covenants (Acker)
 - i. No new updates.
- g. Property (Enz)
 - i. Enz called property committee members:

1. Carol Hunt will be temporarily acting for HV #3.
2. HV #8 – complaint regarding incomplete house on corner of Mountainview and Sherwood Lane. Trailer and lumber remain on lot. This house has been under construction for at least a year.
 - a. **Action item** – Enz will work with Jenkins to find out who owns the lot and return with recommendation.

VI. OLD BUSINESS

- a. Emergency response – Board discussed whether or not HVCC should have additional emergency responders (in addition to Jenkins, Halverson).

Motion made by Mathers and seconded (Hubbert) to have Jenkins and Halverson find a back up responder if they are unavailable. Motion adopted.

VII. NEW BUSINESS

- a. Administrative – Jenkins noted that the corporate seal just be affixed to verify the new board members signatures for checking account authorization.
- b. Newsletter – Mathers suggested more interactive messages for next newsletter.

Meeting adjourned at 10:22 a.m.

Respectfully submitted,
Tina Ko