

Peaceful Valley Country Club
January 17th, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Julie Sokoloff, and Joshua Brown are present.*

Additions deletions or changes: *add decision on daycare proposal.*

Minutes from December 20th, 2016: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

Security Camera: \$1300.00, approved months back, No decisions have been made, but an educated purchase will be made shortly, hopefully by February Meeting.

Flooring Update: New flooring has been postponed due to time constraints and building flood.

Daycare proposal: J. Sokoloff looked into the implications on PVCC's non-profit status if a for-profit business utilize the building, and it is not allowed, agreement is had that if the building was opened up to one community member for an opportunity like this, it would need to be opened up that way to all community members, which does not work with the space available. *R.Whitson motions to deny the request, J.Sokoloff seconds, motion carries unanimously.*

New Business:

Current State of the Roads: K.Vogel (Office Manager) spoke on this. Private and public companies could not be found to sand/de-ice the roads, so Brian Dorn was called to break up the ice at stop signs, to make the roads more safe.

Flooding of the Clubhouse: Pipe burst in the boiler room some time between Friday the 13th and Sunday the 15th, causing the building to flood, Insurance has been contacted, Servepro was there to dry it out. Next steps:

Closure of the Reserve Account: Either move it to the road fund, or reserve account.

R.Whitson motions to move the \$5,010.11 from the reserve account to the road account, J.Sokoloff seconds, motion carries unanimously.

Pool Area: J.Brown wants to look in to the cost of covering the filled in pool, just to utilize the space. R.Whitson says there was research done in to this before and he will look for the records to move forward.

Three-Way Stop: Four way stop across from the clubhouse driveway, supplies are already available. Discussion was had, it was determined that it can be done.

Blue Jay Valley Lane Sign: request for ordering a new sign.

Homeowner's Forum:

Notes on the possibility of filling over the pool area: previous board member stated that they had gotten an estimate for ~\$30,000.

Peaceful Valley Country Club
January 17th, 2016 Meeting Minutes
Continued

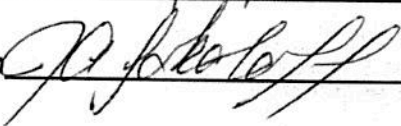

1861 Peaceful Valley, there is a trailer, drug addicts are trying to squat in. Bringing more ill-meaning people into the neighborhood. Sheriff was contacted.

If the board signed a contract to get all of Sprague Valley done, but only a section per year, this would force the hand of future boards, and get the road fixed with out spend a large section of the budget. Possibly get a company out in the Summer for an estimate on cost/ if that would be possible.

No need for an executive session.

[Meeting Adjourned at 1922]

Approval Date: 02/21/17

Motion:  **Seconded:** 

Peaceful Valley Country Club
February 21st, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Julie Sokoloff, Ronald Woitel and Joshua Brown are present.*

Additions deletions or changes: *none*

Minutes from January 17th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

Building Flood Update: Flood cutting completed by ServePro, then the insurance company will let us know if there is an approved contractor in our area to repair the damage.

New Business:

Address the Recent Snow Event: R. Whitson summarized the event, and steps taken to secure plowed roads. PVCC now has a list of reliable plowing sources if and when this sort of event occurs again, however we are still seeking out a good secondary plow service that can come out in the event of an average sized event (3"-4").

Snow Plow (Bill Discussion): Concern over the Snow Plow contract were brought up, it was suggested that a trip to the lawyer may benefit PVCC to avoid issues with our current snow plow company, including wording on equipment failure and having the roads plowed in such a way that vehicles can easily access the roads.

Event/Redecoration Proposals from Jan White: Jan White gave a brief introduction to her plans for community events and a redecoration of the foyer, it was then decided that a board member will meet with her to have a more in depth discussion about her proposals before a decision is made.

Late Fee Removal Request: A homeowner expressed that he had never received a bill from the association in the history of he and his father owning the home. R. Whitson moves to wave the late fees from before the management was brought back in house (reduced to \$25).

Homeowner's Forum:

- Problems on Red Valley continue, one party involved has brought in a Whatcom County DA, and claims that the DA suggest the board take action against the tenants.
- One resident requested the contact information for the snow plowing companies

**Peaceful Valley Country Club
February 21st, 2017 Meeting Minutes
Continued**

to send thank yous.

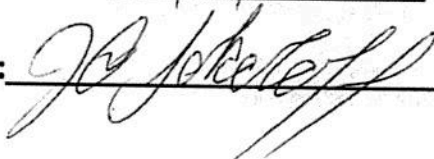

- One family would like to keep their goats, a complaint has been made against them, does not want to re-home them when other have them in Peaceful Valley. The board recommends that they should re-home them until November when they can put it on the ballot for consideration by Peaceful Valley residents.

R. Whitson makes a motion to approve an hour with the lawyer to review snow plow, chicken and Red Valley issues. Seconded by R. Woitel, approved unanimously.

No need for an executive session.

[Meeting Adjourned at 1959]

Approval Date: 03/21/17

Motion:  **Seconded:** 

Peaceful Valley Country Club
March 21st, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Julie Sokoloff and Joshua Brown are present.*

Additions deletions or changes: *none*

Minutes from February 21st, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

Building Flood Update:

- ServePro finished their portion of the work
- Liberty Mutual contractor made estimate, and sent to our insurance.

Event/Redecoration Proposals:

- R.Whitson gave update on his meeting with Jan White, would support funding for some aspects of events, but not open-ended items (ie food for "a lot of people").
- Question of including renters in Peaceful Valley events is up for discussion, when the need arises.
- Recommends approving a \$500.00 budget for the redecoration of the foyer (not including Brian's time), Jan White will submit a final plan.

New Business:

Next Newsletter Items:

- Office Manager put out a request for board members to think of items for the next newsletter, as well as requested a warning against the use of greenbelt misuse.
- Some suggestions like: maintaining ditches. Send letters specifically to people who live on the greenbelts.

Office Questions:

- K. Vogel proposed the board sign a lease with Michael Business Machines for a new printer with full capabilities at \$50/month for 60 months plus tax and a \$95 documentation fee. Full warranty, with a "they-fix-it" guarantee of 3-4 days. *R. Whitson motions that the board moves forward with purchasing a lease for a new printer through Michael Business Machines. J. Sokoloff seconds, motion passes unanimously.*
- K. Vogel made a request to purchase the website domain, PVCC resident made a suggestion of 1and1.com for purchasing a domain.

Homeowner's Forum:

- Newsletter- do not dump "free" items. Knobs/paint for the kitchen.
- Ongoing discussion of issues on Red Valley Ct/Ln. Public request for a letter to Weichert Realty regarding the issue.
- PVCC Homeowner offered his snow plowing services. Kelly will contact for a future conversation about his costs/ availability to be the PVCC go-to plow.
- Tree issue on Red Valley Ln.

**Peaceful Valley Country Club
March 21st, 2017 Meeting Minutes**

Executive Session:

- An update was given to the board members by the office manager about her email discussion with the lawyer regarding chickens in Peaceful Valley, Ongoing feud between neighboring properties and snow removal contract.
- K. Vogel informed the board of upcoming adjustments to the Office hours for the month of April.

[Meeting Adjourned at 1959]

Approval Date: 04/18/17

Motion:  Seconded: 

Peaceful Valley Country Club
March 21st, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Julie Sokoloff and Joshua Brown are present.*

Additions deletions or changes: *none*

Minutes from February 21st, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

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Building Flood Update:

- ServePro finished their portion of the work
- Liberty Mutual contractor made estimate, and sent to our insurance.

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Homeowner's Forum:

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- Ongoing discussion of issues on Red Valley Ct/Ln. Public request for a letter to Weichert Realty regarding the issue.
- PVCC Homeowner offered his snow plowing services. Kelly will contact for a future conversation about his costs/ availability to be the PVCC go-to plow.
- Tree issue on Red Valley Ln.

Peaceful Valley Country Club
April 18th, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Julie Sokoloff and Joshua Brown are present.*

Additions deletions or changes: *Printers, new board member request*

Minutes from March 21st, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

Building Flood Update:

- Insurance approved the estimate, and will be sending the check for the work: \$18,893.10 to be deposited.
- Board needs to sign the estimate, for Puget Sound Restoration to begin work on the repairs.
- Discussion was had on whether or not to contract out, and PSR work approval was signed. *R.Whitson motioned to move forward with PSR, J. Sokoloff seconds, approval was unanimous.*

Speed Bump Placement: Tabled until next month while potholes are being repaired.

New Business:

Update Rules & Regulations/Fines Sheet:

- Office manager would like to meet with a board member to re-vamp the R&Rs to make them easier to enforce.
- R. Whitson has an older copy, which is more in depth for Kelly to copy and distribute to the other board members.

Community Board Question:

- J. White wants permission to tidy up and post regularly on the four community boards. Board approved, aside from election times, and no political posts would be put on the boards.

Microsoft Office Professional 2010 (\$98.99):

- One time fee, works well with the Quick Books we use. R. Whitson motions to approve the purchase of Microsoft Office 2010, J. Sokoloff seconds, approved unanimously.

Green Belt Inspections:

- Discussion was had about how to handle the misuse of the greenbelts was had: fencing, posting, letters, walking the greenbelts. J Sokoloff and J. Brown agreed to walk them if given maps.

Printers:

- It was decided that the old office printers are to be donated to another organization in the community, TBD which.
- Warranty and care contract for the new printer was signed.

Peaceful Valley Country Club
April 18th, 2017 Meeting Minutes

New Board Member:

- Jan White turned in a letter of intent to be temporarily added to the board, with the intention to run for an open seat in November. The board unanimously agreed, and Jan White became a new interim board member.

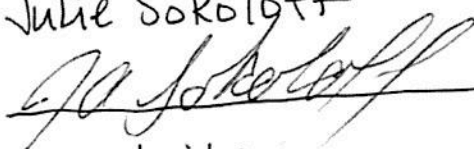
Homeowner's Forum:

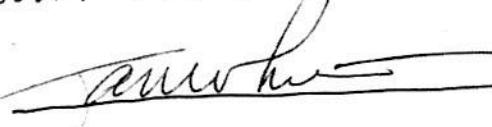
- N/A

Executive Session:

- Deemed unnecessary

[Meeting Adjourned at 1934]

Motion to Approve by: Julie Sokoloff
6/20/17 

Seconded by: Jan White
6/20/17 

Peaceful Valley Country Club
June 20th, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Julie Sokoloff and Jan white are present.*

Additions deletions or changes: *Easement Question, New Chair assignment*

Minutes from April 18th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

Building Flood Update:

- Awaiting paint in the office.

Speed Bump Placement:

- It was decided to place the test speed bumps between the second entrance of Flair valley and the entrance to Clear Valley Drive in Div.1.

Update Rules & Regulations/Fines Sheet:

- Discussion was had. J. White offered to re-write the Rules & Regulations/Fines sheet.

Greenbelt Inspections (Discussion):

- Board members J.White and T.Schaefer agree to walk the greenbelts to inspect the accessibility and boundaries are being kept up. K.Vogel will provide them with maps showing the boundaries.

New Business:

EWRRRC Community Meal:

- Tabled until after November meeting, so a full congregation can decide whether or not to spend PV funds on a wider community project.

Clarification of Tree Law:

- Discussion was had regarding the legal duties of the Peaceful Valley Board to care for the greenbelt and easement space. *R. Whitson motioned to have a board member approach the attorney with the tree questions, J. Sokoloff seconded, motion carries 3/0.* R.Whitson and J.White agree to be the board members to meet with the lawyer.

Clarification of Adverse Possession of Someone Else's (HOA) Land in WA:

- Discussion was had regarding buildings on the greenbelt, and how/when the greenbelt could have ownership taken over from Peaceful Valley.
- J.White brought forward an article describing the definition of adverse possession: "[...]several things must be true for title to land to be transferred by adverse possession [...] the possessor must not share possession with the title owner. [...] adverse possession may have occurred if, over a period of 10 years, one person actually treats land that is owned by another in a manner that the true owner would treat it, without the true owner's permission." *5 Questions about adverse possession in Washington State.* Gillett, Michael. July 11th, 2014. (<https://www.avvo.com/attorneys/98125-wa-michael-gillett-11978.html>)

**Peaceful Valley Country Club
June 20th, 2017 Meeting Minutes**

New Board Member Letter Review:

- Todd Schaefer's letter was reviewed and temporary Peaceful Valley Board of Directors membership was approved unanimously, subject to a vote by the Peaceful Valley homeowners at the November meeting.

Mileage Review/Approval:

- The board reviewed and discussed mileage reimbursement sheet turned in by J. White.
- J.Sokoloff made a motion to approve the entire amount totaling \$236.61, this motion did not pass with a vote of two for, one abstention and one against. R. Whitson motioned to approve the four highest mileage amounts totaling \$122.20, J.Sokoloff seconds the motion, the motion carries with a vote of 3 for, 1 abstention, 0 against.

Greenbelt Issue Review:

- Discussion was had regarding a specific greenbelt issue. Tabled until after greenbelt inspections and discussion with lawyer.

Complaint Review:

- Letter to be sent regarding yard maintenance and house upkeep.

Easement Question:

- Discussion was had regarding whether or not to trim or remove the trees in a PSE easement within Division 1. R. Whitson and T.Schaefer volunteered to go and investigate the situation further before reaching a decision.

Chair Position:

- Discussion was had regarding the departure of the PVCC Board President, and rules surrounding appointing a new one. *T.Schaefer motions that R. Whitson fill the chair/president position until November at which time the newly appointed board will decide a new president. J.Sokoloff seconded the motion, the motion carries unanimously 3 for, 1 abstention and 0 against.* It is also decided that R. Whitson will remain the PVCC board treasurer for this time.

Homeowner's Forum:

- One homeowner turned in a letter of interest to join the Peaceful Valley Board of Director's, to be reviewed at the July 18th meeting.

Executive Session:

- Deemed unnecessary

[Meeting Adjourned at 2030]

Approval Date: 7/18/17

Motion: _____ **Seconded:** _____

**Peaceful Valley Country Club
July 18th, 2017 Meeting Minutes**

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Todd Schaefer, Ron Waitel, Julie Sokoloff and Jan white are present.*

Additions deletions or changes: *Road Maintenance Agreement, removed complaint review*

Minutes from June 20th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

- Clarification of the Tree Law Update (lawyer response): the response was summarized and the full response was offered in electronic form to any interested parties.
- Rules & Regulations/Fine Sheet: Ongoing process
- Greenbelt Inspections: Discussion was had regarding what to do with the findings of the inspections, and it was determined to make those decisions after the inspections. *R.Whitson motioned to approve and mail a letter to all voting members, making them aware of the greenbelt inspections, T.Schaefer seconded the motion, it passed unanimously.*

New Business:

- New Board Member Letter Review: Discussion was had regarding how many board members there should be at one time, and the reasoning behind that number. The current member interest was tabled until the November meeting, where she will run.
- Tennis Court Clean-Up: This posed the question, what do the members get for their dues. Discussion saw that members receive road maintenance, clubhouse use, snow plow, tree and contracted services.
- Development Behind Green Valley: It is the understanding of R. Whitson that there are going to be 84 homes, but phase one is ~24. K.Vogel will be drafting a letter to Red Mountain Reserve LLC regarding the complaints brought forward by concerned lot owners.
- Road Maintenance Agreement: A road maintenance agreement needs to be prepared by either engineers, or the donated time of Peaceful Valley members. K.Vogel will look in to price estimates of engineers while R.Whitson will approach Peaceful Valley members. County roads will be used for the construction phase.

Homeowner's Forum:

- Homeowner's shared their concerns and opinions regarding the greenbelts, possible business being run out of a personal lot and the mass clean up of properties via landscaping.

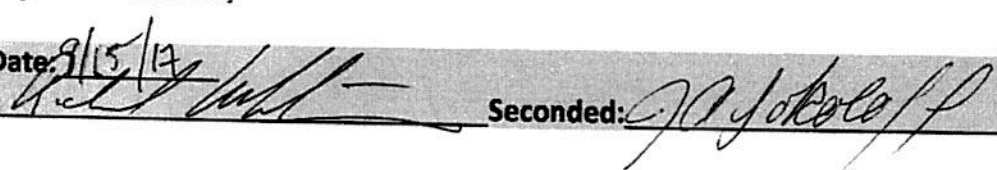
Executive Session: Deemed unnecessary

[Meeting Adjourned at 1955]

Approval Date: 8/15/17

Motion:

Seconded:



Peaceful Valley Country Club
August 15th, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Todd Schaefer, Julie Sokoloff and Jan white are present.*

Additions deletions or changes: *Greenbelt Inspection Update added to Old Business*

Minutes from July 18th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

- Security Cameras: Money has been approved, and unspent. The question was raised of how to manage the cameras (ADT? Guardian?) J. White volunteered to look in to options to present at the next meeting.
- Speed Bump Update: All is ready to go, drill bit large enough for the job is being purchased.
- Rules & Regulations: They need to be reviewed and read through by a committee. J. White, Kathleen, Rebecca and Bill offered to form the committee to update the R&R's.
- Greenbelt Inspection Update: dates have been chosen, letters informing the residents will go out two weeks prior to inspections.

New Business:

- Speakerphone attendance: The question of whether or not the PVCC Board Vice president, R. Woitel, could phone in to meetings due to illness. This is written in the Bylaws under section 7, and is permitted, however, R. Woitel must arrange it.
- Board President Clarification: Per the PVCC Bylaws, the President can only serve as President and no other role, discussion was had around this topic. Seeing as the PVCC Board President moved from the area for work, there will not be a new president until after the Annual Meeting in November, R. Whitson offered to chair the meetings until then.
- Chicken/Rooster rules placement: While this is a rule in Peaceful Valley it does not currently appear in any written language, will be added to the Bylaws at the Annual Meeting, K. Vogel will find the previous minutes that prove that the "6 chickens, no roosters" rule was in fact voted in.
- Job Description for Brian: Discussion was had around the idea of creating a job description for B. Dorn to guide him in weekly/monthly PVCC duties. B.Dorn's role was clarified as a contracted individual, therefore, not requiring a job description, but instead working on an as-needed basis, per contract.
- "Free" items throughout Peaceful Valley: Discussion was had about how best to deal with dumping, which is happening throughout Peaceful Valley. It was determined that the next Newsletter will include this: "Anything noted as 'FREE' must be on your own property. You will be charged for the removal of anything left not on your property."
- Board Member binder: J. White presented a detailed binder for all new-coming board members to receive that gives them all the information they may need before starting their position. The binder will be left in the PVCC Office for review by other board members.
- Couch- cover or replace: K.Vogel will look in to the cost of a nice cover for the couch in the

lobby.

- Road budgets? Plow Amount?: Phil Cloward presented an outline for establishing road use rates for non-member use of PVCC roads. R. Whitson will look into the cost of having professionals work on this, T. Schaeffer suggested J. Hammer, local consultant, as an alternative.
- Stair vandalism: tabled for September's meeting.
- Board Member Amount Designation: To be addressed at the Annual meeting in November.
- Upstairs Emergency Exit Door Repair

Homeowner's Forum:

- Homeowner's shared their concerns and opinions regarding overgrown greenbelts, potholes, burned out home, garbage and suggested we include a note about 'cleaned and mowed ditches in the next newsletter as well.

Executive Session: Deemed unnecessary.

[Meeting Adjourned at 2019]

Approval Date: 09/19/19

Motion: 

Seconded:



Peaceful Valley Country Club
September 19th, 2017 Meeting Minutes

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson, Todd Schaefer, Julie Sokoloff and Jan white are present.*

Additions deletions or changes: *Front gate was added to New Business*

Minutes from August 15th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Guest Speaker: *Jack Hovenier came in and shared information regarding the development happening behind Green Valley Drive and the addressed the complaints regarding the greenbelts, construction times and road use agreements. J. Hovenier and K. Zender offered up images of the future development as well as contact information, both can be requested through the PVCC Office.*

Old Business:

- Security Cameras: Review costs with ADT, Night Owl, WA Alarm, and Guardian for price of instal and new cameras/ security review system.
- Upstairs Emergency Exit Door Repair: It was clarified that the repair will be handled in-house
- Building Repairs Update- final review/check: Repairs are complete, R.Whitson did a walk-through. A few items not completed will be noted on the COS form which needs to be filled out and sent with the final check (\$1,000 deductible- remaining balance aid via insurance check).

New Business:

- Annual Meeting: EWRRC? It was decided to reserve a space at the EWRRC for the Annual Meeting, to be sure we could fit the entire congregation.
- Annual Meeting: Review 1st mail-out packet: Reviewed, decided it was good to be mailed as-written.
- Front Gate: T. Schaefer has offered to open the gate on his way to and from work, K. Vogel will close on Tuesdays.
- Budget (added by R. Whitson): To be ready for review at October 17th Meeting

Homeowner's Forum:

- Homeowner's shared their concerns and opinions regarding brush on King Valley/ Green Valley Ct., suggestions about cameras and unsanitary living conditions.

27 Minutes Spent in Executive Session

[Meeting Adjourned at 2011]

Peaceful Valley Country Club Board of Directors
October 17th, 2017 Meeting Minutes

[Meeting called to order at 1902]

Board members in attendance: *Richard Whitson, Todd Schaefer, Julie Sokoloff are present. Jan White and Ronald Woitel are absent.*

Additions deletions or changes: SEPA Report to new business

Minutes from September 19th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read*

Old Business:

- Security Cameras: K. Vogel presented the ADT offer of 5 cameras and a new DVR/cloud security system for \$3,300.55 (less \$488 for 4 cameras) and a monthly fee of 21.57 that allows for any equipment issues. Discussion was had and it was decided to have K. Vogel look in to ADT Security for the building and the cost for Guardian (the current security company) to update the camera system, before a decision is made.

New Business:

- Building Opening/Closing: K. Vogel wanted to assign board members to open/close the clubhouse for events. The idea of a lock box was presented- ADT security would allow for remote unarming of the building. R.Whitson agreed to open/ T. Schaefer to close for the Saturday event for the time being.
- SEPA Report: The county has put out an opportunity to comment on the new development behind Peaceful Valley- they ruled it as non-significance for the Environmental Protection Act. K. Vogel will email that to any interested parties. Comment is due by October 31st.
- Budget Review: The Proposed budget for the Ratification meeting was thoroughly reviewed. T. Schaefer moved to approve the budget as is with the changes that were discussed to be presented at the Peaceful Valley Annual Budget Ratification Meeting on November 12th, 2017, J. Sokoloff seconded, approved unanimously.

Homeowner's Forum:

- Homeowner's shared their concerns and opinions regarding mail tampering and the possibility of locked mailboxes- these are an option but on a personal level, squatters and the possibility of community dump day where we get dumpsters/appliance rescue at the clubhouse.

45 Minutes Spent in Executive Session

[Meeting Adjourned at 2031]



Two handwritten signatures are present at the bottom of the page. The top signature is in cursive and appears to read 'R. L. Whitson'. The bottom signature is also in cursive and appears to read 'J. Sokoloff'.

**Peaceful Valley Country Club Board of Directors
November 21st, 2017 Meeting Minutes**

[Meeting called to order at 1902]

Board members in attendance: *Richard Whitson, Todd Schaefer, Julie Sokoloff and Jan White are present. Ronald Woitel is absent.*

Additions deletions or changes: N/A

Minutes from October 17th, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read- new building opening/ closing method was discussed.*

Old Business:

- Snow Removal: the two options (Rough2Ready and Mt. Baker Snow Removal) were reviewed and discussed. There were questions remaining about Rough2Ready, two board members (J.White and T.Schaefer) agreed to meet with the proprietor and get clarification on his rates and back-up plan if there is a malfunction. J.White offered to write up a preliminary contract. *T.Schaefer made a motion to accept Rough2Ready on the contingent that his rates are flat rates, J.Sokoloff seconded.*
- Security cameras: No new update, as office time has been spent on dues mail-out and annual meeting rescheduling mail-out.
- Accident at the tennis court: R. Whitson explained that there was an accident causing damage to the fence surrounding the tennis court, a police report was filed, K. Vogel will follow up and get a copy of the police report.

New Business:

- New Annual Meeting date: Saturday Dec. 9th, 3PM at the Peaceful Valley Clubhouse


Homeowner's Forum:

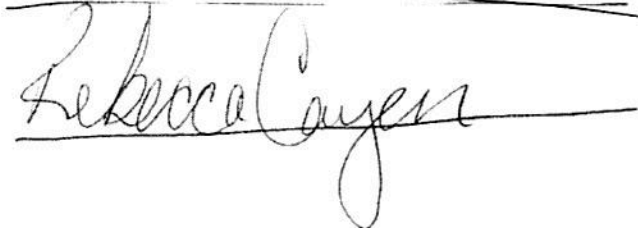
- A Homeowner brought up advertising for the annual meeting, it was discussed and explained that there would be a posting on the website, nextdoor.com and large sandwich boards at each entrance.

Executive Session: unnecessary

[Meeting Adjourned at 2031]

Approved on 12/19/17

X 

X 

Peaceful Valley Country Club,
November 8th, 2016 Special Meeting Minutes

Meeting called to order at 1900

Board members in attendance: William Bezanson, Joshua Brown, Julie Sokoloff and Ronald Woitel are present.

Additions deletions or changes: none.

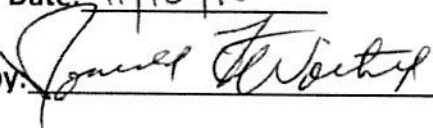

New Business:

Annual and Budget Ratification Meeting Prep:

- *Agenda reviewed.*
- *Questions: none.*
- *Suggestion to talk to as many people as possible to attend the meeting.*
- *33 people in good standing, if you have doubts, please have them*

Meeting Adjourned at 1905

Approval Date: 11/16/15

Motion by:  Seconded by: 

**Peaceful Valley Country Club Board of Directors
December 19th, 2017 Meeting Minutes**

[Meeting called to order at 1900]

Board members in attendance: *Richard Whitson and Rebecca Cayen are present. Todd Schaefer is absent due to illness.*

Additions deletions or changes: *Transparency & Collection Agency was removed.*

Minutes from November 21st, 2017: *Read and approved, unanimously.*

Treasurers Report: *Read*

Managers Report: *Read- building opening/ closing- discussed.*

Old Business:

- *Snow Removal: the two options (Rough2Ready and Mt. Baker Snow Removal) were reviewed and discussed. R. Cayen motioned to move ahead with Rough2Ready as our 2017/18 Snow Removal company using the contract prepared by J.White, seconded by R. Whitson. Motion carries 2-0.*
- *Security cameras: Estimate from ADT was reviewed and discussed. R. Cayen motioned to accept the estimate and move forward with the camera installation, R. Whitson seconded. Motion carries 2-0.*

New Business:

- *Signer Information: R. Whitson motions to have Joshua Brown, President, Ronald Waitel, Vice President; Julie Sokoloff, secretary removed as signers, and Rebecca Cayen and Todd Schaefer added as signers for the Peaceful Valley accounts at Peoples Bank. R. Cayen seconded the motion. Motion carries 2-0.*
- *Assign Board Positions: R.Whitson motions to remain PVCC treasurer, R.Cayen seconds the motion; motion carries 2-0. R.Cayen motions to become the PVCC Secretary, R. Whitson seconds the motion; the motion carries 2-0. R.Whitson motions that T. Schaefer becomes the PVCC President/Chair, R.Cayen seconds, motion carries 2-0.*
 - *R.Whitson motions that the portion of the December including "Signer Information" and "Assign Board Positions" be approved, in meeting, R.Cayen seconds; motion carries 2-0.*

Homeowner's Forum:

- *2006 manholes were investigated by Tom Watkins, trying to determine who is in charge of the raised man holes.*

Executive Session: unnecessary

[Meeting Adjourned at 1932]

Approved as of 01/16/2018

Rebecca Cayen

Rebecca Cayen

R. Whitson

Richard Whitson

