

Peaceful Valley Country Club Regular Meeting

01/21/21 • 5:01PM

Roll Call: Richard Whitson, Amber Davis

Unexcused Absence: -

Additions, Deletions & Changes:

R.Cayen shared that Peaceful Valley is officially certified by Firewise USA.

Minutes: *Approval of December 22nd minutes was tabled, as A.Davis was not in attendance.*

Reports

- **Treasurer:** Report read by R.Whitson. *R.Whitson moved to approve the December check register, A.Davis seconded; the motion passed unanimously.*
- **Manager:**
 - K.Vogel reviewed the manager's report including:
 - Updates on complaints
 - Blight Property Update: Waiting for court response in early March
 - Maintenance hire update: We will continue with posting the job and working with piecemeal maintenance.
- **Committees:** No committees have met.
 - **Roads:** has not met, will meet following meeting with Jack Hovenier.
 - **Events:** Keeping a clean up event as a potential for later in the year.

Old Business

- Snow Update: K.Vogel went through the plan going forward with snow removal, including pre-salting if snow is followed by freezing temps, as well as getting contracted early to be higher up on the plowing list.
- Eco Block on Clear: K.Vogel went out to measure the area before ordering another eco block and met a resident on one side of the barrier. She suggested replacing the fire gate that was once there, so that Peaceful Valley has two exits in case of an accident or emergency, citing the incident in November last year when an accident outside of Peaceful Valley blocked off the East entrance entirely for a few hours. K.Vogel will measure to see if a set of gates (like at the end of the clubhouse driveway) would fit, as well as research the requirements for fire gates.
- Park Upgrade Updates: table for future meetings.
- Maintenance: Covered during the manager's report.
- K.Vogel summarized the situation and A.Davis shared her experience with meeting the owner of the greenbelt behind Fall Valley Drive. The board discussed and felt that pursuing the issue from the Peaceful Valley side is as far as we need to involve ourselves, not sharing in the cost of surveying the strip of greenbelt.

New Business:

- K.Vogel expressed the need for a new office computer as the current one is running slow and outdated, she presented a \$400 option, but it was repurposed and the board expressed preferring a new computer.
 - *R.Whitson motioned to replace the office computer not to exceed \$1000, A.Davis seconded; motion passed unanimously.*
- Roads Questionnaire Response: K.Vogel presented a portion of the responses and will have a full report of comments, questions and ranking of options for the board for the February meeting.

Homeowners: N/A

Executive Session: N/A

Meeting Closed at 5:31PM

Peaceful Valley Country Club Regular Meeting

02/25/21 • 5:01PM

Roll Call: Richard Whitson, Amber Davis, John Horsmon

Unexcused Absence: -

Additions, Deletions & Changes: -

Minutes: *R.Whitson moved to approve the minutes from the December 22nd Regular meeting, J.Horsmon seconded, motion passed unanimously. R.Whitson moved to approve the minutes from the January 21st Regular meeting, J.Horsmon seconded, motion passed unanimously.*

Reports

- **Treasurer:** Report read by R.Whitson. *R.Whitson moved to approve the January check register, J.Horsmon seconded; the motion passed unanimously.*
- **Manager:**
 - K.Vogel reviewed the manager's report including:
 - Updates on complaints
 - Including offensive signage and the request from a member of Peaceful Valley that when the By-Laws are revisited, it includes something against signs with offensive language.
 - BJs was finally able to come out and remove the two vehicles abandoned on Peaceful Valley roads.
 - K.Vogel summarized an ongoing issue with WTA regarding the use of salt on Peaceful Valley roads without any notification to the office. After not hearing back from WTA, K.Vogel drafted an email with R.Whitson expressing our concerns and asking questions; we are hoping to hear from them by Monday February 28th.
 - R.Whitson would prefer them not coming into Peaceful Valley. If they don't respond we will have our lawyer draft a letter.
 - K.Vogel is waiting for a call back from PSE regarding what streetlights are included in the 22 streetlights we are billed for monthly to be sure all of those are operational.
- **Committees:** No committees have met.

Old Business

- Firewise Community Event (chipping): R.Cayen presented the board with a choice of whether or not to run a second day of her April Roving Chipper event, just for Peaceful Valley residents. She presented a quote from Gabe Zender of \$2,100.00 for 6 hours of work, accounting for 15 minutes per household, that would allow 24 additional people.
 - There was discussion around the cost and the process of Peaceful Valley potentially running their own event, which included seeking more quotes for the service providers outside of what has been used in the past. With the potential of other bids being involved, the board decided to wait and see what would come of that before deciding whether to add a second day to R.Cayen's event. K.Vogel will let her know the board's decision no later than March 2nd.

- Eco Block on Clear (revisit): Following a brief discussion the board decided to wait and see how the new gates at the clubhouse driveway turn out and how easy they are to install before making a decision about whether or not to install a fire gate at the end of Clear Valley Drive.
 - Eco block on Happy Valley Ct: K.Vogel summarized the issue of drug addicts using the space in front of the stop sign on Happy Valley Ct. R.Whitson would prefer smaller eco blocks placed there or the misplaced boulders from the front entrance being repurposed.
- Park Upgrade Update: Work on the park upgrade will begin soon, when the weather has improved enough to do so.
- Roads Questionnaire Response: K.Vogel will add the new responses and send out the packet. K.Vogel shared the general consensus of the majority wishing for there to be small repairs made to issue areas vs. larger projects; many have expressed that during a pandemic is not a good time to be putting out an assessment.
 - J.Horsmon shared that there is a large road project going through our area this summer and suggested that doing a small test project of 10-20k, that would be the time to do it, as they will be out here and would avoid the up-to-10k fee of getting them out here.
 - R.Whitson reiterated that he isn't interested in putting an assessment on Peaceful Valley if they don't want it.

New Business:

- March Newsletter: K.Vogel asked for topic suggestions for the March Newsletter, she had: Chipping Event, Clubhouse Usage, maintenance position and dues reminder on there already, the board suggested adding a reminder about the roads questionnaire, as more input is always better.
 - June Newsletter: A potential clean up event for the end of Summer, with no contractors debris, household garbage and defunct appliances. Also a potential covid-safe outdoor 4th of July event. We will revisit these topics closer to Summer.

Homeowners:

- R.Cayen clarified that there are only 25 spots currently funded for her one-day roving chipper event on April 4th.
- A. Davis shared that there is a ½ cut-through large tree behind her property that she's concerned about falling as it would hit three houses; she is not certain if it is in the greenbelt or a part of her property. We will need to figure out if that is on Peaceful Valley property or not.

Executive Session: N/A

Meeting Closed at 6:07PM

Peaceful Valley Country Club Regular Meeting

03/21/21 • 7:00PM

Roll Call: Richard Whitson, Amber Davis, John Horsmon

Unexcused Absence: -

Additions, Deletions & Changes: -

Minutes: *R.Whitson moved to approve the minutes from the February 25th Regular meeting, J.Horsmon seconded, motion passed unanimously. Edit: to correct the location of the cut through tree behind Fall Valley Dr.*

Reports

- **Treasurer:** Report read by R.Whitson. *R.Whitson moved to approve the February check register, J.Horsmon seconded; the motion passed unanimously.*
- **Manager:**
 - K.Vogel reviewed the manager's report including:
 - Updates on complaints
 - WTA's response to salting the roads.
 - Alarm in the middle of the night, K.Vogel and her husband made sure the building was secure.
 - K.Vogel will look into cell notifications of alarms.
 - New signs have been ordered for replacement throughout the neighborhood.
 - K.Vogel requested May 2nd through the 6th off. This was approved.
- **Committees:** No committees have met.
 - Road Committee to discuss the questionnaire response and respond to questions asked by the residents. K.Vogel will send out a scheduling prompt for the meeting along with the packet.

Old Business

- Chipping Event Revisit: R.Cayen said her list filled quickly with a mix of Columbia Valley and Peaceful Valley residents with 8 Peaceful Valley residents. The board will wait until the community wide event is over to consider running one for only Peaceful Valley residents.
- Park Upgrade Update: Awaiting clear weather to install, insurance said self install was fine.
- The March Newsletter was sent out and received a decent response.
- Fire Gate at the end of Clear Valley: the plan to replace the eco blocks at the end of Clear with gates was put on hold as the space between the posts was much longer than that of the driveway. K.Vogel will research longer gates as a possibility. R.Whitson will get info on a smaller eco block for K.Vogel to order one for the end of Clear where people are riding dirt bikes past the blockade onto someone's property.

New Business:

- Notice of Application: The office received a notice of application from the county for Red Mtn LLC's next addition to their development behind Peaceful Valley that would see an additional 50 homes. Discussion was had and concerns were shared by residents in attendance.
 - Community Question: How many homes are in the first development of Red Mtn Reserve development?
 - 20-25 homes, only 19 or 20 built.
 - An issue with heavy equipment being brought in through PVCC roads and staging vehicles on Peaceful Valley roads was brought forward. There was concern over who was paying for the repairs to the roads.
 - It was suggested to turn in the comment form about Red Mountain LLC's next development project directly to the county.
 - Is a speed bump possible to install on Winchester Way? To help dissuade speeding through the development and encourage stopping at the stop sign.
 - K. Vogel will send out a copy of the notice to residents through the PVCC Email Group encouraging them to turn in their thoughts and concerns to the appropriate person.
 - K.Vogel will send a copy of the road engineering report to the resident in attendance.

Homeowners:

- An issue was brought up between a resident and an active board member regarding words used during a discussion about WTA coming out and salting the roads; a resolution was reached after discussion and apology.
- Additionally, K.Vogel explained the issue with snow removal during this winter and detailed the plan to prevent the same issues from occurring.

Executive Session: Entered into executive session at 7:37pm to discuss the ongoing legal case against a blight property. Executive session ended at 7:41pm, no decisions were made.

Meeting Closed at 7:43PM

Peaceful Valley Country Club Regular Meeting

05/17/22 • 7:04PM

Roll Call: Richard Whitson, Amber Davis, John Horsmon

Unexcused Absence: -

Additions, Deletions & Changes: -

Minutes: *A.Davis moved to approve the minutes from the March 21st Regular meeting, J.Horsmon seconded, motion passed unanimously.*

Reports

- Treasurer: Report read by R.Whitson. *R.Whitson moved to approve the March and April check register, J.Horsmon seconded; the motion passed unanimously. There was a question regarding propane amount*
- Manager:
 - K.Vogel reviewed the manager's report including: complaints, connectivity issues, Road Maintenance Cost Apportionment, maintenance, garbage and gates.
- Committees: No committees have met.

Old Business

- 4th of July: The board discussed the potential of hosting a 4th of July event but decided against it, due to limited time for planning. However, they approved an end-of-summer event and clean up event.
- Chipping Event Revisit: With a round number of waitlisted people (25, the amount quoted per day) the board has decided to go ahead with a chipping event to finish those on the waitlist instead of opening a
 - *R.Whitson motioned to approve the single day of chipping as quoted by Horsmon Hauling totalling \$1,700.00, A.Davis seconded; the motion passed with two votes in favor and one abstention.*
- Park Upgrade Updates: K.Vogel will be purchasing bolts, once we have a contractor to dig out the spaces .
- Firegate at the end of Clear: K.Vogel will ask Cowden for a rental lift truck in order to move the eco blocks at the end of clear (move one to happy Valley Ct, one to the end of Peaceful Valley and one over to block bikes from riding near the neighboring fence and remove the other one).
 - *R.Whitson motioned to approve the amount not to exceed \$550.00 to replace the eco blocks with fire gates, J.Horsmon seconded; the motion passed unanimously.*

New Business:

- Defunct Cameras and signage: K.Vogel will offer the defunct cameras to the resident having issues with gas-stealing
- Check Signing Days: Check signing says it will be the 10th and 20th of every month.
- Cleaning Fee: A.Davis brought up the idea that with folks beginning to use the clubhouse again perhaps having a cleaning fee would be a good idea. After some

discussion, the board decided that if the building continues to be used more frequently, as it was in the past, hiring someone to clean would be a good idea. Until then, K.Vogel feels comfortable cleaning in between events per covid requirements.

- Tree Quote: K.Vogel presented the board with a quote for the clump of issue trees behind Green Valley Drive for \$2,715.00.
 - *R.Whitson moved to approve the quote as described, J.Horsmon seconded; the motion passed unanimously.*
- June Newsletter: clubhouse open and ready for use, reminder to cut the front of their property, reminder of no fireworks, no speeding, play equipment coming soon, Planning for Labor Day BBQ.
- Clean up event: K.Vogel brought up potentially hosting a clean up event over the summer, the board approved her planning one.
- Printer Lease Renewal: K.Vogel informed the board of the end of the office printer contract and brought up the possibility of getting a color printer to save money. A color printer, which will remove the need for us to have newsletters and annual meeting documents printed at Mt. Baker Chamber will come to \$86.88/mo and \$1,042.56/yr. As of right now we're spending roughly \$1,100.00/ yr at the chamber and a total of \$1,751.60/yr on printing. This would save PVCC Roughly \$700 per year.
 - *R.Whitson moved to approve the increase in contract cost to get a color printer for the office, J.Horsmon seconded; following more discussion the motion passed unanimously.*

Homeowners:

- A resident petitioned the board to remove a greenbelt tree that was left over after the clear cutting for the Red Mtn LLC development and poses a threat as it is unprotected from the wind. The board will pay for the greenbelt removal, within reason.

Executive Session: N/A

Meeting Closed at 8:21PM

Peaceful Valley Country Club Regular Meeting

06/21/22 • 7:00PM

Roll Call: Richard Whitson, Amber Davis, John Horsmon

Unexcused Absence: -

Additions, Deletions & Changes: none.

Minutes: *R.Whitson moved to approve the minutes from the May 21st Regular meeting, A.Davis seconded, motion passed unanimously.*

Reports

- Treasurer: Report read by R.Whitson. *R.Whitson moved to approve the May check register, A.Davis pointed out a correction needed, A.Davis seconded; the motion passed unanimously.*
 - *K.Vogel will reach out to the lawyer regarding the blight property case.*
- Manager:
 - K.Vogel reviewed the manager's report including: complaint updates, clarification of where to mow and where to trim, End of Summer Event update (the date is updated to August 20th), K.Vogel heard back from Puget Sound about the street lights that Peaceful Valley pays for: they sent maps of their placement, K.Vogel will drive around to confirm that they all work.
- Committees: No committees have met.

Old Business:

- Tree removal update: K.Vogel reviewed an incident between a tree removal company and a Peaceful Valley resident that ended with the company leaving the project incomplete, without interest in returning to finish it. A.Davis suggested fining the resident for loss of contracted work.
 - K.Vogel is requesting another quote from a different company to come out and finish the job, she will send it on when it is received.
- Chipping-Makeup Update: Chipping event make-up is set, K.Vogel will reach out to the homeowner's from the list to verify they are still interested.
- Firegate at the end of Clear Update: K.Vogel looked into a boom truck rental to move the eco blocks. It costs \$175/hr plus tax and a \$35 fuel surcharge, with a minimum of 2hrs.
 - A.Davis' husband can cut the locks off once the locks are purchased.
 - K.Vogel will purchase 3 durable locks and 4' of rust proof chain for the project.
- Printer Update: The new color printer is in the office and working great.
- Playground Update: Williamson Construction is going to come out and look at the area to give an estimate on digging out the placement for the new play structures, and K.Vogel has requested an estimate on the cost of pea gravel to fill them. K.Vogel also mentioned that there is an area in the existing playground where a merry-go-round used to be that could potentially be used.

New Business:

- Winchester Discussion: K.Vogel reviewed an issue between Kevin Zender and a Peaceful Valley resident as he was placing bumpers alongside the gated entrance of the Red Mtn development they blocked an existing gate in the resident's fence. The issue was resolved by him leaving space for the resident to pull a truck in and out of their side yard gate.
- Snow Plow Contract: K.Vogel has been in touch with Washboy for their 22/23 snow plow contract. The company required that the board decide what they would like the trigger for plowing to be, and requested that someone call when that trigger is met/seems imminent because they are not located in our area. The board discussed and decided that someone would call when there is 1" with continuing snowfall in the forecast.
 - *A.Davis motioned to approve the contract bid for snow plowing from Washboy Pressure Washing LLC for \$150/hr snow removal (one hour minimum), \$80 fuel surcharge per visit and .80/pound of de-icer, J.Horsmon seconded; the motion passed unanimously.*
- Tree Removal Update: K.Vogel presented the bid for a greenbelt tree to be removed behind King Valley Dr. for two hours at \$760.20. The bid was discussed.
 - *A.Davis motioned to approve the bid contingent on the homeowner removing a secondary tree, R.Whitson seconded the motion; the motion passed unanimously.*

Homeowners: N/A

Executive Session: The board entered into executive session at 7:40PM to discuss a maintenance bid received and the office management compensation. The board exited the executive session at 7:47PM, with no decisions made.

- Following discussion the board decided that they are happy with the current maintenance company, K.Vogel will prepare a refusal letter thanking them for their bid.
- The board requested K.Vogel update her contract to reflect a pay increase.
 - *R.Whitson motioned to approve a pay increase to the Office Management contract that works out roughly to \$22/hr, A.Davis seconded; the motion passed unanimously.*

Meeting Closed at 7:50PM

Peaceful Valley Country Club Regular Meeting

07/26/22 • 4:06PM

Roll Call: Richard Whitson, John Horsmon and Amber Davis

Unexcused Absence: -

Additions, Deletions & Changes: none.

Minutes: *R.Whitson moved to approve the minutes from the June 21st Regular meeting, J.Horsmon seconded, motion passed unanimously.*

Reports

- Treasurer: Report read by R.Whitson. *R.Whitson moved to approve the June check register, J.Horsmon seconded; the motion passed unanimously.*
 - *K.Vogel will reach out to the lawyer to get a copy of the blight property judgment.*
- Manager:
 - K.Vogel reviewed the manager's report including: complaint updates, maintenance updates, end of summer event update, insurance/ USPS issue resolution and information from Jack Hovenier regarding traffic counting strips.
- Committees: No committees have met.

Old Business:

- Tree removal update: K.Vogel presented the quote from the new tree removal company for approval, for \$2,932.20.
 - *R.Whitson moved to approve the new quote of \$2,932.20 to remove the 14 trees located behind Green Valley Ct, John Horsmon seconded; the motion passed unanimously.*
 - K.Vogel will notify all pertinent parties.
- Chipping-Makeup Update: The updated date for the chipping event is Saturday August 6th. R.Whitson will reach out to the people who we did not have contact information for. K.Vogel will verify the list and send it to the chipping company.
- Clear Valley Firegate Update: K.Vogel purchased the locks and chains needed and booked a boom truck and operator for Monday August 8th at 8am. K.Vogel will purchase the 14' gates from Everson if the cost is comparable to Tractor Supply and have them delivered to the clubhouse, and A.Davis will remove the cable and locks in place the weekend before.
- Snow Plow Contract Update: All the important information has been sent in, Kim in the office was on vacation and therefore hasn't prepared the contract, but has assured K.Vogel that Peaceful Valley will be high priority.
- Playground Update: K.Vogel updated the board that the contractors she had reached out for were unable to fit the excavation into their schedule. Discussion was had regarding what needs to be done and who to call. R.Whitson will reach out to a local excavator off of South Pass Rd. and potentially get the number of someone we've worked with in the past.
 - K.Vogel will speak with maintenance about potentially repainting the dome before installation.

- J.Horsmon had another person to get in contact with regarding excavation, estimated at \$1,100.

New Business:

- End of Summer Event budget: K.Vogel requested a budget for the end of summer bbq event to cover games and food, asking for no more than \$500. A.Davis suggested a slip n' slide.
 - *R.Whitson motioned to approve an event budget not to exceed \$750.00 for the end of summer bbq event, John Horsman seconded; the motion passed unanimously.*
- Speed Bump Placement: K.Vogel posed the question of putting the speed bump on Winchester, and asked whether we wanted to place them across the entrance or as you turn into Winchester. A.Davis also brought up that if we install one on King, we will need to place another on the main strip as that is where people have been asking for one. The board can buy one or two more speed bumps to install.
 - K.Vogel will order "caution: speed bump" signs for either side of the road.
 - A.Davis motioned to place the two speed bumps we have wherever appropriate to persuade drivers to obey the speed limit coming in and out of Winchester Way, J.Horsmon seconded; motion passed unanimously.
- Winchester Way: J.Horsmon would like to speak with the lawyer regarding following the road mitigation agreement, as the company hired to develop the homes is still using our private roads when they are meant to utilize the county road whenever possible. The board discussed possible action against Red Mtn LLC.
 - *R.Whitson motioned to approve reaching out to the lawyer for his suggestion and estimation of cost regarding the enforcement of our road mitigation agreement with Red Mtn LLC, J.Horsmon seconded; the motion passed unanimously.*
 - *K.Vogel will write up the email to the attorney for board's approval on Friday 7/29.*

Homeowners: N/A

Executive Session: The board entered into executive session at 4:54PM to discuss next steps in a legal matter. The board exited the executive session at 4:57PM, with no decisions made.

Meeting Closed at 4:57PM

Peaceful Valley Country Club Regular Meeting

08/16/22 • 7:00PM

Roll Call: John Horsmon, Amber Davis and Richard Whitson present

Additions, Deletions & Changes: none.

Minutes: *A.Davis moved to approve the minutes from the July 26th Regular meeting, R.Whitson seconded, motion passed unanimously.*

Reports

- Treasurer: Report read by R.Whitson. *R.Whitson moved to approve the July check register, J.Horsmon seconded; the motion passed unanimously.*
 - *K.Vogel will reach out to the lawyer to get a copy of the blight property judgment.*
- Manager:
 - K.Vogel reviewed the manager's report, including complaint updates, maintenance updates, building security update and time request.
- Committees: No committees have met.

Old Business:

- **Chipping-Makeup Update:** The chipping makeup event went well, every house on the list that had a pile out front was helped, as well as a few who were not on the list but happened to have a pile.
- **Blight Property**
 - Next steps, quotes: K.Vogel clarified that the plan currently with the vehicles was to have BJs tow them from the property, as we have always used them to remove cars from our private roads. We are currently waiting on quotes from Mark White and Cal from Mt.Baker Stump, Grinding & Gravel. Questions came up regarding the storage units, whether we can open them, whether they can be removed or sold. K.Vogel will reach out to the lawyer regarding our parameters within the judgment: what can and cannot be removed?
- **Clear Valley Fire Gate:** A.Davis worked to remove the previous cable and R.Whitson ordered gates to be delivered, while K.Vogel coordinated with Bode's Precast to have the eco blocks adjusted and moved to block the path at the end of Peaceful Valley Drive. J.Horsmon Sr. then installed the gates and reattached the cable to secure them. The posts the gates are attached to will eventually need replacing.
- **Snow Plow Contract Update:** K.Vogel was assured we are a top priority for the snow removal company and we should have a contract to sign with them soon.
- **Playground Update:** The board discussed playground installation options extensively
- **Speed bump placement**
 - *Requirements discussion:* K.Vogel shared that in her research she found that placing the speed bump directly on Winchester Way would not be feasible as general rules of speed bump placement state that it should not be placed any closer to a stop sign or intersection than 120'. The board discussed this and decided to have it placed on King Valley Dr. just before the right hand turn onto Winchester Way, to hopefully prevent speeding.

- *End goal date*: the board would like to see this installed before the next board meeting on September 20th, 2022.

New Business:

- **Tree removal quote (behind King Valley)**: K.Vogel detailed a complaint received from a resident of the new development behind Division 1 about a small copse of trees that they thought posed a threat to their property, especially after the potential installation of their new fence that would cut through the roots of one of the trees.
 - As they were not Peaceful Valley residents it was requested that they receive an arborist report to show the imminent danger of said trees. The complainant submitted two removal quotes, a personal statement and an arborist report for the board's consideration, while offering to pay for half of the removal cost.
 - The report they returned read this: *"Trees have been shown to have significant lean towards surrounding structures. Proposed site alterations will significantly damage tree roots and reduce their capacity to support the upper bowl. Removal of these trees is highly recommended for the safety of structures and residents."*
 - The board discussed this and felt that the report from the arborist was unclear about whether or not the trees were a danger on their own or only because of the complainant's proposed fence and wished for more information.
 - Following that discussion: *R.Whitson motioned to permit the complainant to remove the trees as quoted as well as keep any wood felled, citing that the board does not feel as though they have enough information to participate, or monetarily contribute in the removal of the trees at this time, J.Horsman seconded; the motion passed unanimously.*
 - K.Vogel will contact the complainant and try to get a clearer report from the arborist for further discussion.
- **September Newsletter**: General updates like the BBQ event, Park updates, fire gate as well as snow reminders: garbage cans and cars off the roads.
- **Annual Meeting**
 - Schedule of mailers: K.Vogel reviewed the schedule.
 - Decide meeting date: Second Sunday of November, as stated in the By-Laws
 - Board Plan: K.Vogel asked if the board would like to have a presentation of some sort, showing what has been done, perhaps going over their current views on the potential road project that they had introduced last year.
 - Meeting Place: East Whatcom Regional Resource Center
 - Parliamentarian: K.Vogel will try to secure the same parliamentarian used in 2019.
 - Zoom options: N/A
 - Catering: K.Vogel will order Jimmy Johns to cater the event.
 - Security: N/A

Homeowners: N/A

Executive Session: The board entered into an executive session at 8:02 PM to discuss next steps in a legal matter. The board exited the executive session at 8:08 PM, with no decisions made.

- *R. Whitson motioned to have Peaceful Valley's legal council send cease and desist letters to Vetkov Construction as well as Red Mountain LLC to discontinue the use of Peaceful Valley roads for heavy construction vehicles, this was roughly estimated to cost \$300-\$400, J. Horsmon seconded the motion; the motion passed unanimously.*

Meeting Closed at 8:11PM

Peaceful Valley Country Club Regular Meeting

10/26/22 • 1:00PM

Roll Call: Amber Davis, Richard Whitson and John Horsmon

Additions, Deletions & Changes: Meeting adjusted only to review the annual meeting preparations and budget approval, due to K.Vogel's medical absence.

Old Business:

- **Annual Meeting preparation:** K.Vogel reviewed the two submitted motions for the annual meeting and informed the board that no nominations were received in time to be included. J.Horsmon did return his nomination form to the office and the board will ask the Parliamentarian if it can be considered at the Annual Meeting despite not being included in the mailer.
 - K.Vogel also reassured the board that, despite her medical absence, the notices will go out in time per the guidelines in the Bylaws of Peaceful Valley.

New Business:

- **2022-2023 Budget Review/ Board Approval:** R.Whitson presented the budget as he prepared for presentation at the 2022 Annual Budget Ratification Meeting.
 - *R.Whitson motioned to approve the budget as written for presentation at the Annual Meeting, J.Horsmon seconded.*
 - Discussion was had regarding line items and amounts for each budget item. K.Vogel opened the document and made adjustments as they were decided upon in real time.
 - *A.Davis motioned to approve the budget as edited for presentation at the 2022 Annual Budget Ratification Meeting, J.Horsmon seconded; the motion passed unanimously.*

Homeowners: N/A

Executive Session: N/A

Meeting Closed at 1:47PM

Peaceful Valley Country Club Regular Meeting

11/15/22 • 7:01PM

Roll Call: Richard Whitson, John Horsmon

Additions, Deletions & Changes: none.

Minutes: Held for December's Regular Meeting, lacking a quorum

Reports

- Treasurer: Held for December's Regular Meeting, lacking a quorum
- Manager:
 - K.Vogel updated the cost of rubber speed bumps and has reached out for advice on the best mounting hardware.

New Business:

- **Annual Meeting follow-up:**
 - **Board Appointments:** Considering his good standing, completed nomination form, and desire to join the board, R.Whitson appointed John Horson Jr. to the Peaceful Valley board of directors. Per instruction, by the Parliamentarian, R.Whitson could appoint one person, and any further interested members could be appointed by both board members and so on.
 - K.Vogel will include the open board seats in the December Newsletter.
 - **Board Removals:** Amber Davis has officially completed her term as a board member and will be removed from the Peoples Bank account as a signer. K.Vogel will retrieve her keys.
 - **Appointing Titles/Offices:**
 - J.Horsmon motioned for R.Whitson to continue to serve as the Peaceful Valley Board Treasurer, R.Whitson accepted the position.
 - R.Whitson motioned for J.Horsmon to continue to serve as the Peaceful Valley Board President, J.Horsmon accepted with the knowledge that in order to continue serving after November 12th, 2023, he will need to submit a nomination and be voted on to the board at the 2023 Annual Budget Ratification Meeting.
- **Sprague Trees:** K.Vogel informed the board that there is a developing situation regarding the accidental removal of trees from a greenbelt on Sprague Valley Drive. She will keep them informed as more information becomes available.

Homeowners: N/A

Executive Session: N/A

Meeting Closed at 7:20PM