

Minutes for Valleyhi Community Club, Inc

August 27, 2026

Board members in attendance: Karl Ruether, Mike Weil, Jim Nies, Steve Collamore, and Siobhan Baird (secretary) in person. Danielle Hester Small, Sean Baird and James Weins (bookkeeper) via zoom

Community members in attendance: Peggi Lopez, Vicky Strit, Susan Raley, Cindy Collamore, Heather Mondini, Rosie Alaimo, Susan Miller

Call to order: 6:30

Water Report:

General update on progress made for our water reservoir application by Peggi. Unfortunately, our SWSMP (small water system management plan) needed to be renewed by August 27, 2026. Due to this application not being able to be submitted on time we will ask for a 90 day extension. Peggi has graciously agreed to help with the application to renew our SWSMP since she worked on the original application in 2020 and is familiar with the application process. Jason (watermaster) is working on compiling the requested information needed for our application and Siobhan will assist Peggi as well. Once submitted this application process will take 6-9 months meaning that the projected timeline for our new water reservoir will now be 2029. We are continuing to investigate all potential funding options. We also want to confirm the cost of replacing our water meters with the goal being that this can happen with the new water reservoir. Until the new water reservoir is completed there are only 3 water hookups available for lots currently without water.

Treasurer's Report

General update by Mike. Laura Thompson has resigned as Valleyhi bookkeeper and James Weins has agreed to step back into the role (was Valleyhi bookkeeper prior to Laura) Laura working with Jim to make the transition. Latest payment of \$12,000 was made to Dave Schettler for engineering services. Conversation regarding moving to online banking for bill pay. Karl would like to make Valleyhi financial records only accessible to community members only. We still have the "CAPITAL RESERVE ACCOUNT" that will show Valleyhi's ability to pay back loan for new water reservoir. Received billed stating we still owed \$1206.00 for remaining balance on original loan for water reservoir. Our records show this has been paid in full. Mike to look into this. Karl will also look into current CD rates to see if we can get a better rate.

New Business

General conversation regarding a Dryhydrant that would be a new addition to the pond outlet for fire department access. Would most likely be around \$2300.00 and the goal would be to have this completed fall 2026. The board believes the money received from the sale of 1500 square feet of lot 18 should be used, in part, to cover this cost. Also, the need for either replacing or repairing the community tractor.

Unfinished Business

Pricing/resident cost for the Dimmit lot line adjustment was agreed upon. Mr Dimmit (owner of lot 19) will pay Valleyhi \$9100.00 to acquire 1500 square feet of lot 18. This is still allowing lot 18 to be a sellable lot in the future if needed. Motion from Jim, Steve to second. All approved, motioned passed. Continued efforts to collect on any past due HOA dues, annual water bill and special water assessment. The board will move forward with shutoff notices according to Washington State rules and timeline.

Action Items

James to work on 6 year budget for SWSMP

Peggi and Siobhan to work on S WSMP application

Karl to work on condensing bank accounts

Steve Collamore and Sean Barid need to be added as trustees

Cindy and Danielle to work on updating signage in community area (to reflect community members' concerns (no burning during burn ban and no public dumping of garbage). Mike will get Cindy credit card for supplies

Newsletter to go out by mid-September: update on water reservoir project

Tom and Sean will continue to work on updating the website

Mike to look into replacing/ repairing community tractor

Announcement:

Meeting ended at 7:52