

Minutes for Valleyhi Community Club, Inc

July 16, 2026

Members in attendance via zoom: Karl Ruether started meeting but had to leave, Danielle Hester Small, Jim Neis, Sean Baird, Siobhan Baird

Call to order: 6:30

Water Report:

General conversation led by Jim. Water reservoir project is moving quickly but Jim was told that as of January 2026 the DOH requires 2 engineers to sign off on all projects submitted. Dave Schettler will work on this and have everything submitted by middle of next week (week of July 20th). The second issue that our community is facing is that our small water system was put in in 2020 and good for 6 years therefore it will need to be updated prior to any additional applications being approved. The board believes that Peggy Lopez (prior Valleyhi secretary) will be a good resource as well as Jason Williams (watermaster). Siobhan will reach out to both to see what needs to be done to expedite this process. Deadline is Nov 30th

Joslyn Grey with DOH reached out to Jim and he would like other members of the board to be available for call. She wants to help us with the application process. Sean offered to join. Time to be determined.

Jim talked to Dave and Tom regarding where we are in the process and what the project will cost. As of right now, we're looking at 1.1 million, but we will need electrical engineers to sign off. Because PUD is a private company they can't assist with any funding of our project, but they are looking to bring in underground wiring in the next couple years so the PUD may be able to align their project with putting in the water reservoir and in doing so reduce some of the cost to the community.

Treasurer's Report

New Business

Danielle is continuing to work on collection letters. The 2nd letter has gone out and will start making calls in August to all remaining property owners who are not paid in full.

Sean provided update on foreclosure letter and website. After consulting with other HOA's he believes it's in Valleyhi's best interest to speak with an attorney. Washington state law

changed in the beginning of 2026 and now there is no “safe haven”. We have used an attorney in Wenatchee in the past, Jennifer Sands. There is also a concern that addition 2 may not have gotten the correct notice on title. This is being investigated.

Unfinished Business

Action Items

Siobhan to reach out to Peggy Lopez and Jason Williams regarding small water project

Sean to reach out to Jennifer Sands

Danielle continues to work on collection

Announcement:

Members concerns:

Called at 8pm

Next meeting will be on August 20th at Ingalls Creek Enrichment Center at 6:30