

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

April 23, 2009

APPROVED

Board of Directors Present: Robert Starks, Karen Shell, Donna Lask, Jeff Fuell, and Bill Blantz

Board of Directors Absent: None

Community Manager Present: Bruce Keller

President Robert Starks called the April 23, 2009 Board of Directors Meeting to order at 7:00 p.m. The meeting began with the Pledge of Allegiance.

President's Report: Robert Starks

It is with great sadness we report that one of our past Board Members, Carl Adkins has passed away. Please keep Carl and his family in your prayers.

The recent election is now over. As you know John Fruin decided not to stand for re-election and we all wish great success for John and we thank him for his service to our community. At the annual meeting we extended a thank you plaque to John Fruin, Bill Acra, and Scott Mitchell for their service to our POA Board of Directors. We also recognized Bill and Bunny Newcomb for their services to our community. Bill is a past Board member and between the two of them they have served on nearly all of our clubs and committees over the years. In addition they successfully coached many others to become volunteers and continue our heritage. And of course the coveted James Doerflein award was presented to our very deserving Ms. Emmy Myers.

Please welcome our newest member, Jeff Fuell to our POA Board of Directors. Jeff Fuell brings tremendous experience and thoughtfulness that will help our community continue to prosper and improve.

We also express our thanks from all of the candidates to the Political Action Committee, the Safety, Security and Elections Committee and all of the individuals who helped to make the recent election a success.

Our thanks also to the Civic Club, Robin Harrison and her entire Clean Up Day Team. And especially thanks to the many volunteers who made the clean up a success. For once I did not let Bill Blantz out do me. As many of you know, Bill is a long time supporter of the clean up effort.

In the spirit of working together, our next Team (aka Coordinating Council) meeting is scheduled for next Thursday. Please mark your calendars. All Clubs and Committees are kindly requested to share your view for the coming five years. One of the problems with the future is that it usually arrives before we are prepared. So please plan to attend and share your views for the future. As a reminder the meeting is open but in order to keep the meeting on track only committee members will have input. Non committee members may ask questions or submit comments at the end of the meeting, time permitting.

Treasurer's Report: Donna Lask

We continue to beat budget with an actual net income of \$23,989 this month which exceeds budget by \$16,247. Year to date we have net income of \$19,377 which exceeds budget by \$35,048. Revenues for the month were right at budget, however year to date revenues exceed budget by \$8,249. Expenses for the month were \$17,041 under budget, mainly because there was no purchase of salt or sand, which was budgeted at \$15,000. Year to date expenses are less than budget by \$26,800.

Collections for the year are down slightly from last year with 94% of the January billings received by the end of the first quarter. Last year we had collected 95% at this point. No capital expenditures were made in the first quarter which is normal. The status of our finances remains very good.

Secretary's Report: Jeff Fuell

Motion to approve the March 26, 2009 Board of Directors Minutes. Motion made by Karen Shell seconded by Bill Blantz. Motion passed unanimously.

Community Manager's Report: Bruce Keller

Rick Manion, the maintenance team, Angie Ruberg and her team of life guards are spinning up for the pool season. The installation of the anti entrapment device is scheduled to be installed by the middle of next week and as usual, it will come in under budget.

The office is catching up after the election. Gloria has compiled our annual minutes; Moe has placed them on our web site. Chris is working on updating our handbook which is also on our web site. Also, if you look on our web site you will find we have our Articles of Incorporation, By-Laws and our Restrictions, Conditions, Covenants and Agreements.

COMMITTEE REPORTS

Parks and Recreation Committee Report: George Lortz

We did not have our meeting yet...so I will just wing it!

Amphitheater: Going up right now. Stage area will be a concrete pad and should be ready for the July 4th fireworks. Bob Sypniewski asked about the location and George Lortz stated it was always planned for that location to have a nice view of the lake.

Task Force: We are asking people to sign up in the office to join a Task Force to look into our play equipment at the following three areas: the 77 acres, the beach, and the pool.

Walking Paths: We will be patching some existing paths. Also new path is planned on north side of amphitheater, to loop thru the woods. Will need culverts, and then gravel on top. A resident asked about using mulch instead of gravel. George stated that the "walking paths" will all be on a higher level and eventually will all be paved versus "trails" which will be mulch.

Fencing: We are also looking into split rail fencing by ball field in the curve of Alpine.

Our meeting was postponed to April 27, 2009.

Judicial Committee Report: Emmy Myers

No report.

Lakes Committee Report: Bruce Keller

Lakes Committee continues to be busy as usual especially now while we are heading into the boating season. We encourage you to take time and look at your handbook to understand the rules for boating.

Crystal Lake Status: The grouting process we used to fix the overflow pipe has worked. We have a small amount of seepage at this time and that will be stopped by our contractor soon.

5 Year Plan: Several items came up as possible items to be considered for the five year plan for the valley growth. These include dredging, renovation of the building at the beach, adding more docks somewhere, re-engineering and repairing the rocks on the face of the dam on the main lake. The possibility of a restroom/changing area at the marina was also discussed.

Architectural Committee Report: Bill Minnery

The Architectural Committee will assume ownership of newly approved Property Maintenance Rules and rules will be placed in Architectural Rules section of handbook. Motion by Bill Blantz and seconded by Jeff Fuell. Motion passed unanimously.

Bob Sypniewski requested this be placed on the front page of the Echoes.

Rip-rap is to be defined as follows:

Rip-Rap - A method of providing bank stabilization consisting of geo-fabric or other appropriate filter fabric covered with at least two layers of natural crushed rock (not concrete) roughly 4 inches to 8 inches in diameter.

Rule for placement of rip-rap: Rip-rap will be placed in accordance with definition of rip-rap.

Motion to approve definition and rule for rip-rap by Jeff Fuell and seconded by Karen Shell. Motion passed unanimously. First Reading.

Alternative sources of energy is to be defined as follows:

Alternative sources of energy – Any source of energy not provided by the local power utility.

Rules for alternative sources of energy:

1. Wind turbines or other free standing alternative sources of energy (excluding temporary backup electric generators) are not permitted.
2. Solar panels are restricted to the foot print of the house. The height of the solar panels may not exceed the peak of the roof.

Alternative sources of energy definition and rules will be re-submitted at the next Board meeting.

Motion appointing Pat Hawkins to the Architectural Committee. Motion by Jeff Fuell and seconded by Donna Lask. Motion passed unanimously.

Motion appointing Bill Minnery to become Chairman of the Architectural Committee. Motion by Jeff Fuell and seconded by Karen Shell. Motion passed unanimously

The following Performance Bond Returns were read by Jeff Fuell.

Lot 2291	Jeffrey & Jennifer Osterkamp	20621 Matterhorn Dr.	\$1,000.00
Lot 1932	Wenger Home Builders	20051 Cravenhurst Dr.	\$1,000.00

Motion to approve the Performance Bond Returns by Bill Blantz and seconded by Karen Shell. Motion passed unanimously.

Bill Minnery mentioned that Bob Starks congratulated Jeff Fuell on his appointment to the Board and he also wanted to congratulate Bob Starks on a landslide victory in the past election.

Bob Starks stated that Karen Shell is now the Vice President.

Political Action/Future Planning Committee Report: George Lortz

Two things have been tabled. The Bright Fire Protection District Proposal has been put on hold. Apparently the Fire Chief has resigned. Karen Shell had some information on this. Also the Dearborn County Tax Refund in on hold.

Motion appointing Kathy Wirth to the Political Action/Future Planning Committee. Motion by Karen Shell and seconded by Bill Blantz. Motion passed unanimously

We are looking into alternative energy sources for the POA assets. If you have any interest let the office know and we will get a task force going on this.

The Future Planning Committee would be willing to sponsor a task force for rewriting the handbook if the Board so desires. Chris does a great job in updating all the changes. Bob Starks stated the handbook is several years old being written in 2004 and needs continuity. George will see if there is any interest and present at the May meeting.

Civic Club Committee Report: Robin Harrison

Easter egg hunt - had lower attendance but great fun.

Keep American Beautiful – had almost 70 people helping to pick up trash. Still have tongs available. A big thank you to Bob Starks and Jeff Fuell. The garden club was great and picked up the donated pansies. Planted about 50 at the front gate and also in front of the POA office.

Fish and Game showed up in great force. Jim Hasselbeck is still an all-star!

Yard sale – this weekend.

Luau – volunteers still needed. Also looking for donations for the raffle.

Thank you again for the clean up...I really appreciate it.

Finance Committee Report: Bonnie Starks

Motion to approve the March 2009 Financial Reports. Motion made by Donna Lask and seconded by Karen Shell. Motion passed unanimously.

Safety, Security & Elections Committee Report: Bob Sypniewski

We had a normal meeting. Nothing new on the agenda.

Streets & Drainage Committee: John Getzendanner

No report

Old Business:

New Business:

Motion to adjourn by Karen Shell and seconded by Donna Lask. Motion passed unanimously.

Adjournment: 7:44 pm.

Minutes Prepared by Gloria Weber