

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

August 27, 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 August 27, 2009 Board of Directors Meeting to order at 7:01 p.m. The meeting began with the Pledge of Allegiance.

President's Report: Robert Starks

Please turn off your cell phones.

It has been another great month in the Valley. The major event this month has been the Drug Awareness Day. We had a tremendous turnout and we certainly thank all of the participants, volunteers and contributors. Our county Prosecutor, Aaron Negangard gave an excellent presentation on why Drug Awareness is so very important for all family members to be aware of the dangers involved. We plan to publish a list of the contributors such as "Willies" and we hope you reward our contributors with your patronage where applicable.

Another reason that it has been a great month is that some of our worst roads have now been repaved and while I do believe our funding needs to be increased for road maintenance, our roads overall have never looked better. Thank you to all of you and especially the volunteers who have worked on the road maintenance planning.

Also many of our residents have requested that our main roads have painted lines. Thanks to the ingenuity of our maintenance team, we now own the equipment to paint the lines ourselves. Therefore we are able to paint more miles of roads and the lines are looking great. Some of the equipment for the painting was custom built by our maintenance team. Your maintenance team is doing a terrific job on an array of projects that keeps our community in tip top shape.

Also our community gardens have never looked better and a new rain garden is being installed by the Marina. The Garden Club was able to get a grant to pay for this new garden. A very special "Thank You" goes out to all of the members of the garden club for the terrific work that you do.

It is very hard for me to believe Labor Day weekend is only one week away but there is still plenty of time to enjoy our community and our many amenities. I hope to see you on the walking paths and on the lake.

Thank you,
Bob Starks.

Treasurer's Report: Donna Lask

July income was \$160,709 which is \$2,152 better than budget. However expenses of \$187,537 exceeded budget by \$10,553 so that our net income was worse than budget by \$8,400. Property taxes, legal expenses and the donation to the Fire Dept were the reasons for the high expenses. Year to date we are still doing better than budget by \$16,748.

HVL Survey Results

We received 699 completed surveys. Thank you to all who participated. The overall theme of the results, including the many comments, is a strong message to the POA Board that times are tough and the economy is bad so do not spend money on things we do not NEED and new amenities are not a need but rather a want. There is recognition that we must keep our current amenities in good repair before spending on new projects and of the fact that we have some expensive items such as playgrounds, shelters and dredging that must be paid for first. The Board also recognizes this priority and it will be reflected in the 5-year plan which is currently being reviewed by the finance committee. If we receive Real Estate Tax reductions and/or refunds the residents support applying it to our community center loan and current amenities updates and not to spend it on new amenities. The results and the comments will be posted on the website. A few comments to reply to some of them: Judging from the comments some residents need a reminder that the VRUC is a separate entity and the POA has no jurisdiction over water and sewers. However I do want to encourage everyone to attend the special VRUC meeting on Sept 12 as they really need you to be there as a quorum is required. Since 2004 our dues and assessments have not increased and with the cost savings measures we are taking there should be no need for one in the next couple of years and longer if we receive the real estate tax reduction we are working on.

The ranking of projects was as follows:

1. Accelerate Loan Payments
2. 77 Acres walking paths
3. Woodland Management
4. 77 Acres Outdoor Fitness Trail
5. Restroom/changing area at the Marina
6. 77 Acres Trail Signs
7. 77 Acres Parking
8. Front Entrance New
9. 77 Acres Fitness Trail Equipment
10. 77 Acres Wetlands Boardwalk

We are going to change the order now from the printed agenda and Jeff King will report for the finance committee.

Finance Committee Report: Jeff King

Motion to approve the July 2009 Financial Reports by Donna Lask and seconded by Bill Blantz. Motion passed unanimously.

The Finance Committee would like to request a motion allowing the POA to pay \$100,000 on the principle of POA building loan. These monies would come out of our reserve account. It should also be noted that this action will save us approximately \$78,000 in interest. Motion to discuss by Donna Lask and seconded by Jeff Fuell.

After a lengthy discussion by several residents, Sammy Gutzwiller suggested adding into the motion getting a line of credit. Donna Lask said she did not want to change the motion. There were several in attendance that did not think it was a good idea to obligate this money now when the economy was bad. Donna mentioned that we were in the process of applying for a line of credit to cover any emergencies that would require more money other than what we have on hand. A vote was taken of 3 in favor and 1 against and said motion was passed.

Secretary's Report: Jeff Fuell

Motion to approve the July 23, 2009 Board of Directors Minutes. Motion made by Bill Blantz and seconded by Donna Lask. Motion passed unanimously.

Community Manager's Report: Bruce Keller

In the Parks and Recreation meeting we discussed what should be considered Maintenance on an amenity and what should be turned over to a committee for approval. This is what we came up with.

- **If it is simply maintenance, repair or replacement in kind (or with minor changes) it is a maintenance issue and the POA manager simply approves the work. (If more money than what is budgeted is necessary, it will still have to go through the approval process).**
- **If it is a repair or replacement that includes major changes, it would be done through committee.**

MS4 Rule 13: "The purpose of this rule is to establish requirements for storm water discharges from municipal separate storm sewer system (MS4) conveyances so that public health, existing water uses, and aquatic biota are protected."

(8) A conservancy district or homeowner's association with a population within their service area of greater than or equal to one thousand (1,000) people, located within a designated municipality or mapped UA, and having responsibility for a storm water conveyance.

Illicit discharge: Several years ago the Keep Hidden Valley Clean working group created an illicit discharge policy for the Valley. It has come to my attention that the State requires us to officially put that in place through our Board of Directors. This would become part of our handbook and should be incorporated as we proceed with the handbook review. I am requesting a motion to officially approve this document for immediate implementation. Motion made by Bill Blantz and seconded by Karen Shell. After some discussion Motion passed unanimously.

I request a motion allowing the Community Manager to sign a contract with T.R. Gear for the 2010, 2011 and 2012 mowing season. We received three bids and T.R. Gear came in with the best price of \$39,638.00. Motion to discuss by Karen Shell and seconded by Donna Lask. Robert Starks stated that we obtained 4 bids: our own Maintenance Department, T.R. Gear, Brinkman Company, and D & R Lawn Care. Based on price we selected T.R. Gear. After some discussion the said motion was passed unanimously.

Jeff Fuell excused himself from the rest of the meeting because of back pain.

COMMITTEE REPORTS

Streets & Drainage Committee Report: John Getzendanner

No report

Judicial Panel Report: Emmy Myers

9/29/2009

No report.

Architectural Committee Report: Bill Minnery

First reading of proposed change to General Architectural Rule number 24.

All construction and construction delivery noise is prohibited before 7:00 a.m. and after 7:00 p.m. or sunset (whichever comes first) on weekdays and before 8:00 a.m. and after 5:00 p.m. (or sunset whichever comes first) on weekends and holidays. Roofers with written permission from the HVL POA Community Manager, or in his absence a designated representative, may start at 6:00 a.m. weekdays only, during the months of July and August.

It should be noted that the only change is the end time on weekends and holidays from 7:00 p.m. to 5:00 p.m.

Motion to discuss by Bill Blantz and seconded by Karen Shell.

After a lengthy discussion with several residents voicing their opinions the proposed rule change did not pass. Motion to change time was not approved for second reading. Architectural Committee will decide how or whether to proceed with additional wording changes.

The following Performance Bond Returns were read by Bill Minnery.

Lot #665 Paul & Shannon Longo 1505 Echo Trail \$500.00

Motion to approve the Performance Bond Returns by Donna Lask and seconded by Bill Blantz. Motion passed unanimously.

Civic Club Committee Report: Robin Harrison

No report.

Safety, Security & Elections Committee Report: Bob Sypniewski

Safety, Security and Elections Committee recommends to the POA Board: "That the HVL POA Handbook – Section XV– Persons Rules be amended to include the following:

- 1) Under A. Definition of Terms – Disorderly Conduct - after the word "alarm" insert "(e.g. indecent exposure)."
- 2) Under B. Persons Rules 1) change the wording to read "No person shall engage in Abuse, Disorderly Conduct or Harassment within HVL."

We also recommend that the time requirement of a second reading be waived in this instance.

Motion to discuss by Karen Shell and seconded by Bill Blantz. Bruce Keller read the existing rule from the handbook and inserted the appropriate wording. Deputy Paul Hudepohl was asked what he would do in such a situation and he said have the individual arrested because indecent exposure is a violation of state law. Paul Rolfes of Lake Patrol said he is called out on the lake to address people with loud obscene music. After more discussion a vote of 2 for and 1 abstain the motion passed for second reading.

Bob Sypniewski said he has a 1 ½ year old granddaughter in Tennessee and will be moving there with his wife. He is resigning from the Committee as Chair but will remain as a member. As Vice-President of VRUC he will continue his work for them and urged everyone to attend the special meeting on September 12, 2009 at Lawrenceburg High School at 2:00pm.

Parks and Recreation Committee Report: George Lortz

Deer Study has some new members and we will be requesting \$5,000 for a flyover in 2010.

October 13, 2009 at 7:00 pm there will be a Town Hall meeting at Willie's lower level.

77 Acre Park has a new ¼ mile loop and we are finalizing the sign design.

We will have a proposal for pavilion work: two new smaller pavilions at the beach; rebuild pavilion at the pool; update the Lake Melody pavilion by putting in a concrete floor; and cover all pavilions with an aluminum coating.

Christina Baumgartner is trying to organize several families to form a community co-op garden in HVL. They will need 1 acre of land to grow herbs, flowers, fruit, etc. They will need privacy fencing and a shed for tools. There is an article in the Echoes with numbers if you want to contact them to participate.

Playground Task Force Chairperson Kathy Wirth gave a presentation on our current HVL play equipment. Their group toured other playgrounds, looked at catalogs and took bids for new equipment.

Given that the current HVL playground equipment is sub-standard and does not comply with safety guidelines, we move that up to \$80,000 be budgeted for the purchase of new playground equipment and safety surfacing. We are requesting \$40,000 to be authorized immediately for replacement playground equipment and safety surfacing at Lightner Field. We also recommend that all existing playground equipment* be removed and offered up for sale by the end of October, 2009. We ask that the remainder of the \$80,000 needed for new equipment in the remaining playgrounds be budgeted for early 2010.

***The new swing set at the pool may remain in place and may then be incorporated into the new playground plan for that area in the spring. Motion to discuss by Karen Shell and seconded by Bill Blantz. After some discussion among the residents and board members the motion passed as read.**

Thank you to the Playground Task Force for their efforts.

George Lortz announced that Stephanie Roberts and Mike Morman have resigned and they are looking for new members.

Lakes Committee Report: Dave Patterson

The committee is requesting the board approve a motion to permit the installation of one USA Water Ski Association certified slalom course on the main lake in Hidden Valley to be used by any resident or guest on Wednesdays and Fridays, as long as they are not holidays, between the hours of 9:00 am and 11:00 am for the remainder of the 2009 boating season subject to excessive traffic on the lake as determined by the participants and /or the lake patrol. Motion to discuss by Donna Lask and seconded by Bill Blantz.

Dave Patterson explained that a slalom course is a series of buoys or small round balls, 30 yards in length. The boat goes straight and only the skier goes around the balls. The exact placement of the course has not been determined. Another resident stated that the lake is too small and there is already erosion along the dam and other properties. After more discussion between Dave Patterson and several residents this motion is approved as a first reading by Karen Shell and seconded by Bill Blantz. Motion is unanimous.

Double deck pontoon boats were discussed at their meeting and they will be looking into this over the winter months. Lake Patrol told the committee they have had their first near miss due to texting. Also that stickers are not sticking to kayaks and canoes and suggest that the office look into getting more adhesive on the stickers. Lake Statistics told the committee that all readings are normal and Bruce will provide test results we get from Environmental Labs. Crystal Lake had a whitish substance from weed treatment which has gone out over the overflow. The fee structure for boats and docks will change next year and will be discussed at the budget meeting. Dredging is a high priority and we will be getting more funds allocated for that. Steve Wirth along with Eric Fox will get necessary permits, plans, etc. to begin dredging in 2011.

Request a motion to re-institute the rule requiring that all residents' and property owners' vehicles must have a current, valid HVL registration sticker attached to the inside of the lower corner of the driver's side on the windshield. This would apply to all vehicles that are required to have a state license or registration. (This was postponed last month so this is a Second Reading) Motion to discuss by Bill Blantz and seconded by Karen Shell. After a lengthy discussion among the residents and board members there was a vote of 1 for and 2 against. Motion failed.

Dave Patterson said there was a complaint about trampolines. They are supposed to be pulled in to shore at night and a lot of them are not. The rope can be a hazard in the dark. There was some discussion regarding giving people citations for leaving them out. Bruce Keller said just give him the address and he will issue them a warning.

Future Planning/Political Action Committee Report: George Lortz

The rules book review will be a three part book. First part will be procedures which can be changed anytime. Second part will be rules – bylaws. Third part will be indexes. Some people are for printing it in the phonebook because you get it to everyone. Others are against because of the big expense and formatting problems.

Old Business: None

New Business: None

Motion to adjourn.

Adjournment: 10:17 pm

Minutes Prepared by Gloria Weber