

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

May 28, 2009

APPROVED

Board of Directors Present: Robert Starks, Donna Lask and Jeff Fuell

Board of Directors Absent: Karen Shell and Bill Blantz

Community Manager Present: Bruce Keller

President Robert Starks called the May 28, 2009 Board of Directors Meeting to order at 7:02 p.m. The meeting began with the Pledge of Allegiance.

President's Report: Robert Starks

It has been another exciting month. The coordinating council met recently to discuss a possible 5 year plan for future investment in our community. As a result of this meeting, Donna Lask is doing the work on a survey to be distributed to you with the next semi annual dues invoice. We look forward to getting input from the community. We consider maintaining our current amenities such as roads, swimming pool and other assets to be our highest priority. Also for the past year the Finance Committee has investigated accelerating payments on our Community Center mortgage in order to reduce costs and this will likely occur in the near future. Beyond these issues, your Board is open to discuss new ideas. Your idea may be to minimize spending for a few years in order to eliminate the mortgage or to add amenities. Whatever your idea is, please use the survey as an opportunity to let us know your vision and thoughts concerning the next few years.

The HVL Memorial Day celebration continues to grow and improve each year. This brief celebration is a very fitting way for the community to come together and recognize our military heroes and to remember our loved ones. We extend a very sincere 'Thank You' from the Community and also from the HVL Board to each of you who helped to make this event such a great success including:

Barry Hansel

Scott Mitchell

Mike Guilfoyle

Bruce Keller

Mike Morman

American Legion Post 239 in Lawrenceburg, color guard.

Operation Thank You, Tim Nobbe

Girl Scout Troop 46465

Hidden Valley Riders

Bill Yelton

Hidden Valley Garden Club for landscaping the Veteran's Memorial, the Memorial has never looked better.

I hope I did not miss any one, but if I did, please let me know.

Treasurer's Report: Donna Lask

We were worse than budget in April with an actual net loss of \$20,355 this month which is short of budget by \$14,847. However year to date we continue better than budget with a net loss of \$978 which is better than budget by \$20,201. Revenues for the month were less than budget with dock rentals \$4,200 under budget since payments were received in March. Fitness center membership fees exceed budget by \$882. Year to date revenues exceed budget by \$2,516. Expenses for the month were \$9,114 over budget, due to a payment of \$9,599 for lawn care that was not budgeted until May. Year to date expenses are less than budget by \$17,685 with General Office being the only department over budget and that was due to insurance payments.

I would now like to propose a survey to be included in with the next dues invoice. The purpose of the survey is to obtain your opinion on what priority new amenities should be given for inclusion in the 5 year plan that we are developing. The survey is for new optional items. These would be completed as funds allow. The larger items may extend over several years. I am also including my preference, which is to accelerate payments on our Community Center loan. In particular I would like to see us use any real estate tax savings or refunds applied to pay down the loan, but I would like to know if the residents agree. The dollar figures are rough estimates to be used for your prioritization and may change before the survey is printed. The committee chairmen should submit new estimates by June 10 if they wish to make changes.

I now move that we include this survey with the dues invoices. There was discussion of the survey format and some changes proposed by residents will be made before printing. Motion made by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

Secretary's Report: Jeff Fuell

Motion to approve the April 23, 2009 Board of Directors Minutes. Motion made by Jeff Fuell and seconded by Donna Lask. Motion passed unanimously.

Community Manager's Report: Bruce Keller

School is out next week. Please be ever mindful that kids will be out playing. Remember the speed limit near the pool has changed to 15 miles an hour for the summer.

Citations: There have been many citations written this month. This is not something I am happy about. I would love to come to a meeting and say there were no citations because everyone is driving responsible, cutting and weed eating their grass, parking their vehicles properly and maintaining their property in a tidy manner.

Crystal Lake: Everything is looking good except for the grass. There are many deer trampling our effort to plant grass. I would respectfully request that residents living near Crystal Lake stop feeding deer until we can grow some grass.

A resident recently came to me with an anonymous letter addressed to them stating that they had better cut their grass or they would be reported to the POA. This is inappropriate. Letters such as this are nothing more than harassment and will be dealt with as such. If anyone else receives letters such as this, please report them to me. Incidentally, the resident that received the letter was in compliance.

I would like to announce that Deputy Paul Hudepohl and his wife just had a baby girl.

COMMITTEE REPORTS

Parks and Recreation Committee Report: George Lortz

The Deer Study report to date has been sent to the Board. The flyover for the deer count will probably be in February and the final report in March.

The Amphitheater is coming along quickly and has been graded and seeded. Next year we can start on the stage, etc.

For the Front Entrance project a vendor has been selected and will get a presentation together soon.

Walking paths are in the process of getting signs installed. We will have a large informational sign along with a handout and arrow signs along the paths.

The Playground Task Force has been set up with 6 members currently and looking for more. We will be updating and replacing playground equipment.

We hope to have a proposal for the Dog Park by the end of the year. We are looking into possible sites.

The Hiking Path should be completed in the next couple of months. We will wait for the gravel to settle and then pave next year.

Regarding the Emerald Ash Borer, we are studying what other communities have done. You can actually bore the tree which is costly, or just use ground treatments available at the home improvement stores. There was some discussion as to the safety of ground treatments and leaching into the lakes.

Judicial Committee Report: Emmy Myers

No report.

Lakes Committee Report: Dave Patterson

Motion to approve Bill Sess as a member of the Lakes Committee. Motion by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

At the meeting Paul Rolfes stated that lake patrol will be looking for bladder boats this year. Also lake patrol needs one more person added to the staff for about 35 hours a week and Bruce Keller stated this is already in place. Fish and Game has a couple issues first being they would like to see more ID checking of those fishing from the dam and possibly re-institute the HVL stickers for cars. Second they would like to see creel limits enforced more this year. Lake statistic readings are consistent with what we should expect from a healthy lake at this time in the season. We have requested that the amount of money reserved for dredging be increased.

Architectural Committee Report: Bill Minnery

The following Performance Bond Returns were read by Jeff Fuell.

Lot 1341 Horizon Homes 876 Greentree Rd. \$2,000.00 less dues owed \$1,712.20

Motion to approve the Performance Bond Returns by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

Recommend a motion that Jeremy Chipman, Lot 1047, 21291 Alpine Drive be granted a variance to place a 6' high privacy fence on rear property line backing up to Stateline Road with 4' high privacy fence on each side property line off back corners of house. Motion made by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

Second reading of definition of rip-rap was approved. (Note: The associated rule for placement of rip-rap was inadvertently left off board meeting agenda. Only definition was approved. It was determined that the rule was not necessary since it was simply a re-statement of the definition.)

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.

Motion to accept definition of rip rap by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

First reading of definition and rules for Alternative Sources of Energy.

Definition: Alternative source 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 source 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.

Motion to discuss by Jeff Fuell and seconded by Donna Lask.

A resident asked a question regarding wind turbines. Bob Starks stated he had looked into a 7' diameter wind turbine. This is just a starting point for discussions. A variance could be obtained by the Board if so desired. Additional comments will be discussed next month at the second reading.

First reading all in favor.

Future Planning/Political Action Committee Report: George Lortz

Our committee has five people on the Alternative Energy Task Force to look into using one of the POA buildings as a possible site for such a source of energy. We are also working on a strategic plan for the POA budget process. Regarding the Dearborn County Tax Refund, it was thought that possibly we could get a one year refund, but not three years.

Motion that the HVL POA Board approve a task force reporting to the Future Planning and Political Action Committee to rewrite the HVL POA Handbook. Jeff Fuell said he would rather use the word reorganize. Discussion continued with Dave Patterson and Bob Starks. George Lortz stated that each committee should maintain their section and propose changes as necessary. A resident suggested using the word update. The motion was amended to read as follows:

Motion that the HVL POA Board approve a task force reporting to the Future Planning and Political Action Committee to update the HVL POA Handbook. Motion by Jeff Fuell and seconded by Donna Lask. Motion passed unanimously.

Recommend that the HVL POA Board consider updating the POA Web site for better usability and the integration of new functions. Bob Starks agrees.

The committee discussed the issue concerning possible annexing of HVL into another community. There is currently no accurate information but the committee will research the legalities of this issue and publish the findings to the HVL community.

Civic Club Committee Report: Robin Harrison

Our main concern this month is for the Luau. We are still short volunteers. It will be held on Saturday June 27th at 7:00 pm. We also need items for the raffle.

Finance Committee Report: John Reiniger

Motion to approve the April 2009 Financial Reports. Motion made by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

Motion to approve the appointment of Jennifer Reuter as co-chair of the committee.

Motion by Jeff Fuell seconded by Donna Lask. Motion passed unanimously.

Safety, Security & Elections Committee Report: Jim Plunkett

The S,S & E Committee recommends that additional personnel be available to help coordinate parking and crowd control for the 4th of July fireworks celebration held in HVL on that holiday.

By unanimous vote of members present, the S, S & E Committee recommends to the POA Board that the following Golf Cart Vehicle Policy be considered for inclusion in the HVL POA Handbook.

Motion to discuss by Donna Lask and seconded by Jeff Fuell.

Agreement and Release of Liability for Golf Carts in Hidden Valley

I _____, acknowledge that Hidden Valley Lake will provide access to its streets, roadways and/or parking areas for my golf cart and agree that I will follow all of the golf cart rules listed on this form. Furthermore I understand that Hidden Valley Lake Property Owners Association bears no liability for accidents or incidents associated with my golf cart.

I also agree to abide by the following rules:

1. I will register my cart by April 30th each year, for a \$5 fee, with the Hidden Valley Lake Property Owners Association office. I will show proof of insurance for my cart at the time of registration. The registration sticker will then be placed on the left rear bumper of my cart.
2. If there are vehicles behind me while driving on HVL streets, I will pull over at the next available area and allow them to pass.
3. I will maintain the proper safety equipment on my cart. For daytime driving I will have a rear view mirror and brake lights. Additionally, for driving after dusk I will have turn signal lights and headlights.
4. Proof of insurance specifically indicating coverage for my golf cart will be carried by anyone driving it.
5. I will not allow any persons under the age of 16 to drive my cart. The driver must have a valid driver's license on his/her person when operating my golf cart.
6. I understand that regardless of who is driving my cart, I am responsible for his/her actions.

I have read this Release of Liability Agreement. I fully understand its terms and sign it voluntarily and without inducement. I understand that any cost to Hidden Valley Lake Property Owners Association, related to accidents or incidents involving my cart, will be added to my account and will be paid by me.

Golf Cart Owner:

Lot Number:

Date:

Hidden Valley Lake Employee:

Date:

Motion to discuss by Donna Lask and seconded by Jeff Fuell.

A resident asked if we could raise the age to drive a golf cart from 16 to 18. Jim Plunkett stated that we are staying within State Law. Another resident and Bob Starks discussed the possibility of having a cart stolen and who is responsible. Bruce Keller said we are trying to absolve Hidden Valley of any responsibility and will discuss with the attorney again and bring to the next meeting.

First reading all in favor.

Streets & Drainage Committee: Bruce Keller

Streets and Drainage is currently reviewing bids for our summer paving. They are also reviewing the streets that should be paved as well as our paving plan itself. Next month John Getzendanner will be here with a full report. A resident asked about rules regarding drainage and Bruce Keller stated that John Getzendanner will be reviewing those rules.

Old Business:

New Business:

Charlie Neeley, Lot 495 wanted to discuss our liability with law enforcement. Officers have been sued in other communities. Bob Starks stated that they get training and are deputized by the county.

Motion to adjourn by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.

Adjournment: 8:52 pm

Minutes Prepared by Gloria Weber