

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

March 26, 2009

APPROVED

Board of Directors Present: Bob Starks, John Fruin, Bill Blantz, Karen Shell, and Donna Lask.

Board of Directors Absent: None

Community Manager Present: Bruce Keller

President Bob Starks called the March 26, 2009 Board of Directors Meeting to order at 7:01 p.m. The meeting began with the Pledge of Allegiance.

President's Report: Bob Starks

As you know there are two openings on the POA Board of Directors this year and three candidates. Candidate's night was held this past Monday and there were many good questions asked. You can view the questions and answers on our web site. Our thanks from all of the candidates to George Lortz and the Political Action Committee for facilitating the event.

Our annual meeting will be held here starting at 1:00 on Saturday April 4th. Pizza and refreshments will be served from noon until 1:00. So please be sure and vote. I would say to vote often, but I can assure you the office staff will only permit one vote.

Treasurer's Report: Donna Lask as read by Bruce Keller

Net income YTD is \$17,000 over budget with a loss of \$4,611. Overall the timing differences mentioned in the report of January have been reversed in February. Income YTD is \$9,000 better than budget. Penalties exceed budget by \$3,620 as a larger number of residents did not pay on time. Boat fees and dock rental exceed budget by \$5,735 but this is timing as payments were made earlier than budgeted. Total expenses are \$8,000 less than budget. Major differences are: Salt & Sand expenses exceed budget by \$10,742. Overall Street and Parks Department was only \$5,000 better than budget as repairs, utilities and miscellaneous were under budget to partially offset the excess Salt & Sand expense. Security expenses are \$10,000 less than budget primarily because of lower wages paid, as we continue our search for a new deputy.

Secretary's Report: Karen Shell

Motion to approve the February 26, 2009 Board of Directors Minutes. Motion made by Donna Lask seconded by Bill Blantz. Motion passed unanimously.

Community Manager's Report: Bruce Keller

The Annual Meeting will be April 4, 2009 at 1:00 pm. Please show up at noon and enjoy a pizza lunch supplied by Mike Larosa. Also, this year we will not be having a stenographer do our annual minutes. We do ask that each person giving a report supply the POA with their report. These reports will become our annual minutes.

Request a motion placing lot #2974 on our web site and in the Echoes selling it for \$16,900. Motion made by John Fruin and seconded by Karen Shell. Motion passed unanimously.

COMMITTEE REPORTS

Parks and Recreation Committee Report: Dan Puterbaugh

Fitness Center: \$79 sign up for 3 months for college students. Angie Ruberg reports 210 members at present.

Pool & Beach: Pool opens May 23, 2009. Swim lessons \$30 first child, \$25 each additional child. Pool will be closed on the following dates for swim meets: June 11, 15, 25 and July 6.

Deer Study: The task force is continuing on.

Amphitheater: Has been staked and will start construction in a few weeks.

Front Entrance: Nothing to report.

Playground Equipment: Looking for long term solutions.

Money has been budgeted for walking paths and field improvements. A question was asked about the water wheel and the water will be turned on soon.

Judicial Committee Report: Emmy Myers

No report.

Lakes Committee Report: Dave Patterson

Unfortunately the lake is not filling up quickly this year. Dave Ryberg has been named President of Fish and Game. We will have a third person working on the patrol boat to expand hours this summer. Crystal Lake repair has not been completed due to a leak that needs to be sealed. A lengthy discussion ensued with Jeff and Jill King regarding dam repair. John Fruin stated there is a process for dam repairs dictated by the government. Dave Patterson stated there are no warranties with dam repairs. Dave Patterson continued his report stating that we will be getting general statistics of the main lake. By filling gradually we may avoid clouding.

Architectural Committee Report: Jeff Fuell

There are no Performance Bond Returns this month.

A. Definition of Terms

For the following HVL POA Private Property Appearance and Maintenance Rules, unless the context otherwise indicates when used in conjunction with the term, the definitions of the following terms apply:

- **Hard surface** – Any surface constructed of concrete, gravel, paver blocks, turf blocks or asphalt.
- **Inoperative motorized vehicle** - A vehicle which cannot be driven upon the public streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.
- **Large vehicle** – Any vehicle including, but not limited to, dump trucks, flatbed trucks, box trucks, buses, semis or other vehicles over eight thousand (8000) pounds curb weight, excluding recreational vehicles (RVs), boats and campers.
- **Utility trailers** - Any trailer not designed and used to transport watercraft or not designed and used primarily as a recreational vehicle (RV) and camper.
- **Unlicensed motorized vehicle** - Any motorized vehicle not having a current vehicle license plate displayed on the vehicle.

B. Private Property Appearance and Maintenance Rules

The owner and/or occupant of private property within HVL shall maintain a tidy lot appearance, which includes, but is not limited to, maintaining the structures and exterior premises in compliance with the following requirements:

- 1. All exterior premises shall be kept in a clean, safe, and sanitary condition and free of clutter.**
- 2. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.**
- 3. All cultivated areas including, but not limited to, gardens and landscaping shall be kept free of high weeds and maintained.**
- 4. All exterior surfaces of structures shall be maintained in good condition.**
- 5. All structures shall be maintained structurally sound, in good repair and free of deterioration.**
- 6. All swimming pools, spas, hot tubs, and other water features shall be maintained in good repair and shall be maintained in a clean and sanitary condition.**
- 7. No inoperative or unlicensed motorized vehicle shall be parked, kept, or stored outside on any private property.**
- 8. During any thirty-day (30-day) period, large vehicles shall not be parked on private property for more than seventy-two (72) hours.**
- 9. All vehicles shall be parked on a hard surface; however parking on a private lawn area is permitted for special short-term events.**
- 10. All boats, campers, recreational vehicles and trailers parked or stored outside on private property shall be titled and licensed or registered to the property owner/occupant.**
- 11. Should a private property owner and/or occupant wish to request a temporary exception to the above Private Property Appearance and Maintenance Rules, that request shall be made in writing to the HVL POA Community Manager's office.**

Donna Lask stated that there was some discussion in the community regarding surveys. A survey is a request for an opinion. The Board is elected to determine what is best for the community.

Open for discussion, based on the results of the survey it is recommended that the Property Maintenance Code be approved as written. Motion by Karen Shell and seconded by Bill Blantz. (Second reading)

Dan Puterbaugh questioned what first reading and second reading means. Bob Starks stated that George Lortz was working on a specific procedure for motions.

John Fruin asked if there is a specific fine schedule, but Jeff Fuell said no the new rules are covered in the present fine schedule.

Motion passed with voting record of three in favor Bill Blantz, Karen Shell, John Fruin and one opposed Donna Lask.

Political Action/Future Planning Committee Report: George Lortz

A Team meeting is scheduled for April 30, 2009 7:00 pm. All committees and clubs are to bring a list of potential projects for the 5 year plan. What would you like to see funded? Bright Fire District decision now being reevaluated by Dearborn County.

Civic Club Committee Report: Robin Harrison

No report.

Finance Committee Report: John Reiniger

Motion to approve the December 2008, January & February 2009 Financial Reports and the 2008 Audit Financial. Motion made by Donna Lask and seconded by Karen Shell. Motion passed unanimously.

Donna Lask commented that Mr. Donlin, the auditor, stated that everything that was previously mentioned had been corrected and we are in good shape and under control in the office.

Motion to approve Bonnie Starks as a member of the Finance Committee. Motion made by Karen Shell and seconded by Bill Blantz. Motion passed unanimously.

Safety, Security & Elections Committee Report: Bob Sypniewski

Safety, Security and Elections Committee recommend to the POA Board that they add the following exception to the POA Rules: III.G.1).D.3:

“Upon the death of the first person named on the recorded deed (and therefore eligible voter in POA elections), the \$25.00 Administrative Deed Transfer Fee would be waived to change the succeeding name on the POA office records to become the first name. This action must be taken within one year of the death.” Motion made by Karen Shell and seconded by Donna Lask. (Second reading) Motion passed unanimously.

Golf carts definition needs to be resolved. We could require a waiver to be signed before issuing a sticker which would release the HVL POA of any liability. Proof of insurance would be required also.

Streets Committee: Bruce Keller

Request a motion to change this committee name to Streets & Drainage Committee. Motion made by John Fruin seconded by Karen Shell. Motion passed unanimously.

Old Business:

New Business:

Motion to adjourn by John Fruin and seconded by Bill Blantz. Motion passed unanimously.

Adjournment: 8:00 pm

Minutes Prepared by Gloria Weber