

Hidden Valley Lake

Property Owners Association

Annual Meeting

March 24, 2011

UNAPPROVED

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

Board of Directors Absent: None

Community Manager Present: Bruce Keller

President Jeff Fuell called the Annual Meeting to order at 7:30 p.m. The meeting began with the Pledge of Allegiance.

Introduction by Jeff Fuell of current Board Members: Roberts Starks, Donna Lask, Bill Minnery and Bill Acra

President's Report: Jeff Fuell

Annual State of the Valley Report 2011

Jeff Fuell, President

HVL, POA Board of Directors

It would be hard to define the progress we have made both financially and with respect to our amenities in 2010 with any other word but Outstanding! The sheer amount of work accomplished by Hidden Valley Lake Volunteers and Employees is simply phenomenal. Here are a few of the projects that put this year in prospective.

1. We installed 3 new state of the art playgrounds using volunteer labor to keep cost low.
2. Increased the size of the Beach and eliminate hillside erosion with an eye catching wall.
3. Built a new shelter at the pool. Design and décor initiated through volunteer efforts which will be used on future projects.
4. Finished off the paving of 2.5 miles of walk paths.
5. Paid off the mortgage for the Community Center.

This is just to mention a few and to top it all off, we did all of this while coming in under budget for the year. As if this isn't enough we are already in the progress of making this year a banner year. Again, here is a few of the highlights in the works for 2011.

1. We are planning a pool building and baby pool project with escrow reserve funds allocated.
2. We are making much needed improvements to your marina boat ramp making it easier for you to launch your boat. Mother Nature is delaying the completion date with the heavy rains. We appreciate everyone's patience.
3. Building a new shelter in the 77 acres and updating three other shelters.
4. Developing a Community Garden.
5. And finally, we are going to start our long awaited dredging project this year!

Our Committees are also looking to make improvement and refine some of our processes.

- Finance Committee has been working on developing the financial categories and definitions, along with an Escrow and Emergency Funds process.
- Architectural Committee is looking to improve our property maintenance code, which will help maintain your property values.
- Future Planning and Political Action is developing plans for maintaining and improving our amenities.
- Parks and Recreation Committee are working on the plans for improving our pool house and developing our 77 acre park.
- Safety, Security and Elections Committee will continue to make plans to keep and improve the safety of our community.
- Judicial Panel is continuing to make sure that residents are treated fairly and have a voice in appealing any citations.
- Lakes Committee continues to ensure our number one amenity is kept in awesome shape. This includes the dredging of all lakes.
- Streets and Drainage will continue to ensure your roads stay in top condition.
- Civic Club is working very hard to ensure you continue to enjoy your favorite social events, but they definitely need immediate help.
- Helping Hands continues to help those that need assistance in maintaining there properties.
- Garden Club continue to beautify our community.
- Various other clubs are busy supporting your individual needs.

I hope this State of the Valley report does two things for you. First I hope it shows that Hidden Valley continues to be the tip of the spear when it comes to private communities. Secondly, I hope it gets you excited enough to work with a committee or club to do your part to sustaining this awesome community.

Respectfully, Your Board President,



Jeff Fuell.

Secretary's Report: Robert Starks

Motion to approve 2010 Annual Meeting Minutes from April 17, 2010 made by Robert Starks and seconded by Bill Minnery. Motion passed unanimously.

Treasurer's Report: Donna Lask

The financial highlight of 2010 was receiving a property tax refund of \$569,684 for taxes paid in the previous 5 years. In addition to the refund we will not be required to pay real estate taxes on our common property in the future. The refund enabled us to pay off the mortgage on the community center and a total of \$517,935 in principle payments were made during the year. Elimination of the requirement to pay real estate taxes and prepayment of the mortgage provides \$200K for other expenditures and means that we can continue to make improvements to our amenities and still should not need an assessment increase for several years.

Operating income for the year was \$2,019,392 and expenses totaled \$2,003,304 leaving us with a net operating income of \$16,088 as compared to a loss of \$5151 in 2009. Including the tax refund total net income was \$585,772. We ended the year with \$100K more in cash than we started with despite spending \$363,759 on capital. The excess cash has been added to our cash reserves and will most likely be used for dredging and improving or replacing the pool house.

Capital expenditures for the year were \$363,759. We spent \$115K improving and paving walkways, \$125K on roads and parking lots, \$40K on playgrounds and \$18K replacing the shelter at the pool and \$15K on a dredging plan in preparation for dredging of our lakes. The balance was miscellaneous smaller items.

Community Manager's Report: Bruce Keller

What a great year we have had and even a better one coming up. I am not going to report on all of the work that has been accomplished or what will be accomplished this year because the Committee Chairs will be discussing them. I would just like to tell each and every one of you how much I appreciate your volunteerism. This past year has not been an easy one because of the issues you chose to tackle. Some of these issues have been a concern for awhile, but this past year you put them in the forefront and started taking care of them. I also want to add how thankful I am for a staff that is willing to think out of the box and do whatever is necessary to get the job done and do it correctly. I honestly believe there are no limits to what they can accomplish.

Committees, The Board of Directors and the Employees of Hidden Valley Lake combine and continue to operate this community for half the money any surrounding city can. Thanks, keep up the good work and remember the reward for good work, is more work.

Willie's Sports Café: Steve Van Wassenhove

We have had a good year based on the economy. In 2010 we finished the deck and volleyball court. Hope to work on the front this year and upgrade our surroundings with landscaping. As the owner of Willie's I feel we are an amenity and I am proud to be here.

Committee & Club Reports

Architecture Committee Report: Pat Hawkins

Since April of 2010, the Architecture Committee has approved approximately sixty construction, remodeling, or exterior projects here in Hidden Valley. Only a few have failed to secure our approval and several of those property owners have chosen to take their projects before the POA Board. We are pleased and grateful that the Board has consistently upheld our recommendations.

The number of projects coming before Architecture has dropped significantly in recent years. Regardless, we continue to meet twice a month so as to provide timely consideration to property owners.

We are increasing the effort we put against property maintenance here in the Valley. On a monthly basis, the newly-hired Compliance Officer will summarize for us the warnings and citations he recommends and we will discuss issues of concern. We continually evaluate whether our existing Property Maintenance Code is adequate or whether it needs to be amended in any way.

Architecture will continue to approve projects, as appropriate, and work to further refine our maintenance code. We firmly believe that doing so, in conjunction with other committee's work in upgrading community amenities, will ensure that Hidden Valley remains a desirable place to live.

Finance Committee Report: Jennifer Reuter

I want to thank all the members of our Committee for their time and commitment.

Parks and Recreation Committee Report: Mark Hemmerle

Last year we installed 3 new playgrounds, upgraded the beach, and paved the walking paths. This year we will work on the baby pool plans and new shelter house. The deer cull report should be available soon from the flyover results. HVL has many great assets but many are over 30 years old and we want to maintain our property values.

Judicial Panel Report: Emmy Myers

Hello, I am Emmy Myers, Chairperson of the Judicial Panel. I hope that the Judicial Panel is perceived by the community as a fair and balanced group of people. I want to thank everyone on the panel for their service and dedication. I also want to thank the deputies for really making a difference in our community. Thank you.

Athletic Club Report: Jim Lightner

I would like to thank the Board for all their backing. We have a new parking lot, batting cage, ball field, and soccer field. The new proposed shelter will provide much needed shade. Two cameras have been installed for safety. There are 250 kids on the baseball teams and 250 kids on the soccer teams. If we provide all these improvements for kids to play they will grow into good citizens. We also employ kids 13 years and older to work at the snack area with adult supervision. Thank you.

Homemaker's Club Report:

No report.

Hidden Valley Riders Report:

No report.

Safety, Security and Elections Committee Report: Larry Rohling

This will be a brief update. We are working on a First Responder of Hidden Valley Program. Bruce and I have met with several people who are involved with the National Mandate of Disasters. Anyone can take CPR and first aid training at the Red Cross. We also have been reviewing the Handbook and will be completed soon. Thank you to the POA staff, Bruce Keller, and the Deputies for keeping the valley safe by cutting down on speeders. Also thank you to the POA Board for all the work you have done this past year. A resident asked about the Block Watch Program. Linda Conley addressed the question and told her that people should ask neighbors if they don't mind getting a phone call at 2:00 am if there is something wrong. Also they have to share phone numbers with neighbors.

Civic Club Report:

No report.

Future Planning/Political Action Committee Report: Scott Mitchell

This has been a phenomenal year in Hidden Valley. About a year ago we received a substantial amount of money. We came together to assess all projects and develop a Capital Projects list. We brought forth new rules for voting on motions, membership on committees, handbook revisions, and the interest survey. The Coordinating Council meets quarterly. This year we will be working on operating procedures to define things. We are also working on the Echoes to see if there is a better way to get information out to the people.

Garden Club Report: Kathy Schneider

The Garden Club has 9 gardens throughout the valley that we maintain. Thank you to Maintenance for their help when needed. We have 9 new members this year. All meetings are open to anyone who wants to attend. We held our Bunco Party here last week and raised more than half of needed funds for the year and hope to host another one in the fall.

Lakes Committee Report: Dave Patterson

I would like to thank committee members:

Dan Beckman, Bill Cox, Eric Fox, Jill King, Alan Kohlhaas, Dave Ryberg, Bill Sess, Joe Stocker, and Gerald Young for the hours of volunteer service it takes to maintain and improve our community's primary amenity.

I also want to thank the past year's Board Liaison – Bill Minnery.

And I can't forget to thank the office staff: Chris, Moe & Gloria, plus Rick and his crew, the Lake patrol, Tom Allen, Paul Rolfes, and Dave Wise, and of course, Bruce Keller.

Have you heard the adage you can please some of the people all of the time, etc. Last year we changed the dates of the treatments. People complained. We did an emergency "spot treatment." People complained. We delayed closing the sluice gate last spring due to ice floes on the lake. People complained. We delayed opening the sluice gate in the fall due to drought. People complained. Believe the adage.

This year we have delayed closing the sluice gate due to ramp repair, and yes, some people complained. However, I think there were fewer complainers this spring. We cut about 10 feet off the original ramp and replaced that with just over 40 feet of new concrete and made it consistently smooth from side to side so there are no holes or ledges to watch out for. It will make it easier for boat entry and exit, especially during times of low water. We are planning on taking down the coffer dam on Monday and closing the sluice gate on the first of April.

Rick and his crew have just completed repairing the marina docks. They suffered significant damage from the severe ice this winter. They also replaced all of the cables and connectors so that the boaters can easily connect when they dock their boats. We also did repairs to the weirs just below the sluice gate this winter.

Heath Davis of All Things Water won the bid to prepare the dredging plan for us. He has presented it to us and we have prepared an RFQ for release to those wanting to undertake the dredging project. We hope to know who is going to get the bid by the next board meeting. It is hard for me to think we will get into any actual dredging this spring; more likely this fall. If we do any in the spring, it could possibly be one of the small lakes.

We will continue to work with Jennifer G. Hughes on water testing through the Storm Water Runoff Project. This is where we monitor the quality of the waters flowing into the lakes so we can be sure that our water quality is as good as we can make it. Jennifer is the Stormwater Coordinator for the Dearborn County Soil and Water Conservation District, (812) 926-2406 ext. 109 www.dearbornswcd.org. This also satisfies the mandate by the state that we monitor and control our water quality.

Gerry Young has prepared a report summarizing the lake statistics from 2010 and a comparison to previous years. A copy of this report is available at the POA office for the community to review.

Dr. Miller of the University of Cincinnati annually brings an advanced biology lab class out and they measure and conduct tests, too. They were out last summer and I believe they will be back again this summer.

A new company will be managing and treating the lakes this year. We put the project out for bids and selected ATAC to do the job this year. They have said they will work with us to use chemicals that are a little less strong and be more selective in where and how they spray. We will work closely with them throughout the summer.

The treatment dates for this summer are Tuesday, June 21 and Tuesday, August 23. In each case, the alternate/rain date will be the following Tuesday. The option will still be open for additional spot treatments if situations so dictate. Personal treatments will again be available. Please coordinate these through the office. The small lakes will be inspected and/or treated every other week.

Aquatic Control conducted a fish survey last December. In his report to the Committee, he indicated that basically the lake and the fish population is in good shape. He had a few suggestions and recommendations to adjust and correct some minor imbalances within the bluegill/largemouth bass fishery. In a nutshell, the numbers of pan fish are down from the last study and the numbers of bass in the 10 to 13 inch range are a bit too high. We have made some slight changes in the fishing limits and sizes to try and correct these situations.

The number of Redear an individual can keep per day is changed to 5.

The number of Crappie an individual can keep per day is changed to 5.

The number of Bluegill an individual can keep per day is set at 15. (Previously there was no limit for Bluegill.)

The number of Largemouth Bass an individual can keep per day is increased to 10.

The size of bass that can be kept is changed to between 9 inches and 13. (Previously it was 10 to 13 inches.)

All bass less than 9 inches in length and greater than 13 inches in length are to be returned to the lake. The exception is that one trophy bass may be kept if its length exceeds 22 inches. (Previously the limit was 20 inches.)

These were recently published in the Echoes and the last Lake Committee minutes. We are not going to stock anything this year.

One of the other suggestions made by the report was that we increase the cover for fish. The Fish and Game Club did some investigating and came up with a porcupine style fish structure. They requested that we purchase some to try them out and the club will install them in the lake with location approval from the Lakes Committee. Our concern is for the safety of boaters and swimmers

Mr. Powell of the Coast Guard Auxiliary attended one of our meetings and presented two different classes that are available on boating safety. One is a Boating Skills and Seamanship course and the second is a one day course entitled About Boating Safety. Mr. Powell also offered to provide Coast Guard Auxiliary personnel to conduct Vessel Safety Examinations at our marina ramp during the early spring and on through the summer. These are voluntary, non-punitive inspections to let boat owners know whether their boat us up to code per the US Coast Guard safety requirements.

Using that as the segue to the safety issue, I want to emphasize that in addition to projects to improve and maintain our lakes, safety is always in the forefront of everything the Lakes Committee does.

Some of the safety related items we have implemented include:

Establishing a separate cell phone for the Lake Patrol so they don't have to use their personal ones and everyone can know what that number is and not have to worry about who is on duty and if they have their number or not.

Resuming the issuing the laminated cards with current rules.

Setting up a list serve for boat owners to disseminate information and rule updates.

Recording warnings by boat number and driver name.

We have set up remote controls so that the Lake Patrol can turn the status lights to yellow and back to green again from their boat.

We installed a yellow flashing light on the patrol boat.

We are constantly trying to increase the number of hours we can have the Lake Patrol on the lake.

We are trying to get set up so we can have a second patrol boat on the lake for special occasions.

Finally, there is again discussion of putting a third light up on the other end of the no wake zone.

I am hearing rumblings that the Ski Club may be reforming this summer. If anyone is interested, let me know and I will try and get the contact person's name.

I haven't heard anything about putting the slalom course on the lake again this summer, but I anticipate that if we do, the committee will approve it.

We will again support the Fish and Game Club's annual Fishing Derby by providing \$500.00 to stock Lake Melody with catfish.

We will also be pursuing other projects including a shelter with restroom facilities at the marina.

The lake is improving each year. One of the main culprits continues to be phosphorus coming from lawn treatments. We will work together with Bruce Keller to educate all of our residents about this issue and also to see about getting a contract with a vendor for low or no phosphorous fertilizers for distribution and application in the Valley, perhaps at a reduced cost which would serve as a further incentive.

Be careful with all chemicals used on your lawns, including treatment for the Emerald Ash Borer. The phosphorous and chemical usage comments are directed at the entire community, not just the lakefront residents. Eventually, the water and chemicals from just about all HVL lawns makes it into some creek or waterway and ends up in either one of the small lakes or the main lake.

In closing, I want to urge all boaters and their guests to continue to apply large and frequent doses of common sense and common courtesy this summer. We want everyone to enjoy the lake, to have fun in, on, and around it, and most of all to be safe.

Awards: Jeff Fuell

The Doerflein Award goes to Gerald Young.

The Community Service Award goes to Jim Lightner.

The Community Service Award to Scott Mitchell.

Two positions were up for election this year. I and Robert Starks put in nominations and no one else applied, so a vote was not necessary. We have voted to keep all positions as they are.

Motion to adjourn by Bill Acra and seconded by Bill Minnery. Motion passed unanimously.

Adjournment: 8:30 pm

Minutes prepared by Gloria Weber

Minutes published in this paper are abbreviated and a full account can be heard online at www.hiddenvalley-lake.com