



Hidden Valley Lake

**Hidden Valley Lake Property Owners Association
Board of Directors Meeting
April 24, 2008
APPROVED**

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

Community Manager Present: Bruce Keller

President Bob Starks called the April 24, 2008 Board of Directors Meeting to order at 7:00p.m.

The meeting began with the Pledge of Allegiance.

President's Report: Bob Starks read the President's Report.

Bob Starks welcomed the new board members Karen Shell and Donna Lask and welcomed back Bill Blantz and John Fruin. Karen is the new secretary and Donna is the new treasurer. Bob thanks everyone for attending the meeting and appreciates the board members taking their time to represent the community. Committee liaison positions have been established which will be posted in the echoes. With the recent discussion of VRUC the board has decided to continue the current policy that if there is any VRUC business that it is conducted at the VRUC meetings. The meetings are the second Tuesday of every month at 6:00pm.

Treasurer's Report: Donna Lask read the Treasurer's Report.

Donna Lask introduced our auditor, Bill Donlin, who shared the job description of an auditor. An auditor purpose is to render an opinion of finances to make an informed decision and get an understanding of the organization. Make an assessment and decide on a strategy of tests to be performed and make sure statements are accurate. Test income and expenses such as payroll. Identify any lack of segregation of duties and how to fix them. Render his opinion and discuss with the community manager and board. Over the past three years more money has been spent than brought in, Donlin was asked if anything in particular stood out. He replied that the new building, equipment, dam studies, repair and maintenance are some things that have contributed to being over budget. Bob Starks thanked Bill Donlin for coming and Bill Blantz stated that Donlin is doing a great job and deserved applause.

Donna reported that 2008 budget was good and only the Streets and Park was over budget due to buying extra salt for the snow storm in March. They spent \$6,200 but the department as a whole was only over by \$1,800. Other departments have been under; timing may be the cause and therefore cannot start spending extra money. The income is up but the Fitness Center is down by \$8,500. On the right track

Secretary's Report: Karen Shell read the Secretary's Report

Motion made by John Fruin to approve the March 27, 2008 POA Board of Directors Meeting Minutes. Seconded by Bill Blantz. Motion carried unanimously.

Community Manager's Report: Bruce Keller read the report:

Bruce is visiting properties, if he sees any discrepancies will knock on door to have a face to face. Two warnings will be issued and if not taken care of will be fined.

Bid advertisement for lot # 2974 will be in the Echoes. Minimum bid will be \$20,000 accepted until July 31st and then will be opened at the August board meeting.

Crystal Lake repairs should begin in June; still waiting for state approval.

Linda Estes has written a grant for the Dearborn Foundation asking for two Dodge Durango vehicles fully equipped. Bruce asked the board permission to apply for the grant of \$90,000.

Motion made by John Fruin to apply for a \$90,000 grant for two Dodge Durango's. Seconded by Bill Blantz. Motion carried unanimously.

COMMITTEE REPORTS

Judicial Committee Report: Tim Nobbe reported for committee

Judicial Panel recommends the following changes to the Schedule of Fines. N. Traffic and Vehicle Operation now reads: \$80 minimum fine for traffic violations and \$100 minimum fine for 20mph and above posted speed limit. Recommend changing the fine to \$120.50 minimum for all traffic violations putting us in line with Dearborn County traffic violation fines. The Panel feels this is an emergency issue and asked the board to vote immediately because when East Central is out for summer Route 1 and Georgetown roads will be closed for work. HVL road traffic will likely increase and feel this change needs to be made in order to make the streets safer and get motorists to slow down.

John Fruin brought to attention if this change would be temporary or permanent. The Judicial Panel feels it should be permanent. Discussion on how to inform public of this change, most likely Steve Wirth will put a notice on the information signs.

The community needs to be notified 30 days before a decision is made and therefore an emergency vote took place and next month the issue will have a second reading and voted on if it should be a permanent change. A notice will be put on signs and the list serve to inform the community about the purposed changes.

Motion made by John Fruin for an emergency vote to raise traffic violation fines to \$120.50 on June 1st temporarily and next month vote on making the change permanent. Seconded by Karen Shell. Motion carried unanimously.

Architectural Committee: Steve Wirth reported for the committee

The committee has decided to have one chairperson instead of co-chairs. Steve Wirth will be the Chairperson and if he is unable to attend than another member will be asked to chair that meeting.

Request for a motion on handbook change to section 18, paragraph B, 1-c which now reads: No signs shall be attached to trees, street signs, or corner post on community property within HVL. Would like it changed to: No signs shall be attached to trees, corner posts or street, amenity, event and traffic signs on community property in HVL. Reason for change is to keep new signs as nice as possible and prevent damage. Request will have second reading at next meeting and then be voted on.

The following Performance Bond Returns were read by Karen Shell:

Lot#0252	19977 Overlook Circle	Thomas E. Welter	\$1000
		<i>Fines/Fees owed</i>	<i>\$230.00</i>

Lot#2741	20600 Alpine Drive	USA Land Comp.NO.2LLC	\$1000
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Motion made by John Fruin to approve performance bonds as read. Seconded by Donna Lask. Motion carried unanimously.

Bob Ziegler asked to consider watching the back door of homes just like the front especially homes that foreclose. His concern is homes will be destroyed and asked if houses could be tracked. On the second Thursday of each month VRUC is going thru houses and working on tightening code already in place. Committee would like to establish a volunteer group to help repair houses. Foreclosed houses are hard to track down and Bruce has the authority to address anything neat and untidy.

Political Action Future Planning: Don Wittekiend reported for the committee

Don mentioned that he has moved seventeen times in 56 years and HVL is the number one spot and thanks the manager and board.

Jeff Hughes gave an update on the road tax statement which will most likely be after May. There has been discussion on transportation collaborative. He would also like to meet with Bruce and put together a schedule of what needs to be done.

Lakes Committee: Bruce Keller reported for the committee

Subleasing docks- Requested motion to stop subleasing docks altogether in 2009. Any HVL POA member requesting to lease a dock space must have a boat registered with the POA and the dock being requested must be used by the HVL POA member's boat. If the HVL POA member does not have a boat registered but is planning on purchasing a boat if he/she gets a dock space, then the purchase must be made within a reasonable time and the space must remain vacant until the HVL POA member fills it with his/her boat. This will be verified throughout the season by cross-referencing the list of dock registrations with the list of boat registrations. Violators of the rule will forfeit their right to lease the dock immediately. Any remaining dock rental fees will also be forfeited. The dock will then be put in the pool of available dock spaces and the POA staff will use their existing procedures for filling the dock space.

There was discussion on what is considered a reasonable time.

John Fruin made a motion to amend the statement reasonable time to 60 days.

**Motion made by Bill Blantz to amend John's motion. Seconded by Karen Shell.
Motion carried unanimously.**

Civic Club: Steve Wirth reported for the committee

Thanks to an anonymous donor for the coat rack. Trash cans are being purchased for community center.

Next year will be moving garage sale to May 1st because of weather and will not be at the same time as the annual meeting.

Keep America Beautiful was very successful. However encourage people to take a bag with them on walks and pick up any trash. Suggested to organize clubs and committees to have designated weekends to pick up trash and get more people involved.

Pushing the use of the list serve and adding attachments. At Civic Club meetings will have a laptop available for people to sign up. Suggestion for list serve name to be changed to v-mail for valley mail.

Luau will be held June 28th at the beach.

There was a suggestion for HVL events not to be scheduled at the same time as the Bright Community Festival because it hurts both parties. HVL needs to support Bright because they provide emergency care to HVL.

Finance Committee: reported by John Reiniger

Reviewed March 2008 finances and have questions to be resolved with Bruce which will be done at the next meeting.

The committee needs to replace Donna Lask who is the third person to move to the board.

Stated that Bill Donlin was the best candidate out of all the auditors, he responded the best to what was going on.

Community Safety & Elections: Bob Sypniewski reported for the committee

Linda Estes reported a decrease in theft reports because residents are calling dispatch with any suspicions.

In the Cincinnati magazine Hidden Valley Lake was voted the safest community in the Tri-State.

Drug Awareness will be held on Saturday August 16th at noon.

Bicycle Rodeo will be held on May 18, 2008 from 1-3pm in Willie's parking lot.

ADA road will start when Rick Manion returns.

Committee has been investigating golf cart use on roads due to request by residents asking about regulations on passing golf carts. Issue is a more complicated procedure than they thought because of all the different golf cart models. Committee will continue gathering information before submitting any plans. However they are asking for cooperation from golf cart drivers to pull over to side of road and let cars pass. Questions if passing golf carts will be safe or cause more accidents; will be looked into further before any decisions will be made.

Linda Estes is working with Mike Fogle on car seat inspections. Reports that many car seats are not installed properly. An article is being considered to be put in the Register for neighboring communities to partake in car seat inspection too. Event will take place later this fall.

Old board asked about cost of signs with ice warnings to be put by lakes concerning ice. It is being recommended that a sign be posted at all lakes in appropriate places and at appropriate times reading "Danger-Keep off the Ice." There was much discussion on what the sign should say and if this was the best solution. Do not want to be put in a liable situation or to discourage people from ice skating and using the lakes. The issue will be further investigated and seek legal advice in order to find the best solution. Board is asking Bruce to get an opinion.

Parks and Recreation Committee: Mike Morman reported for the committee:

Fitness Center- Around 200 members, 6 new members joined in April. The 7 day trial pass is still available.

Pool- All staff is hired. The bar code system will be installed, like the one at the gym. Bar code stickers are available at the POA Office to place on the back of ID's. The pool will open on May 24th at noon. Swim Lessons will be offered for four weeks this summer. Registration will be May 27th at noon.

Angie is working with Western Tennis and Fitness to get dates set up for tennis lessons.

Dog Park- Mike needs to meet with members who have been working on the project before anything is brought to the board.

77 Acres- The cost of removing dirt from the mounds at the front entrance will cost nothing because HVL maintenance and equipment will be used. Evaluation of how to position fields is still being debated.

Emerald Ash Borer Project- Information posted on website. There will be an article in this month's Echoes.

Front Entrance Design Project is still underway. Hoping to have a presentation at the next board meeting with three different options. John Fruin asked about grant money. Bruce stated that only \$100,000 can be requested each year and last year we were told we had too much money.

Old Business: Nothing to report.

New Business: Tim and Sue Nobbe are starting a chapter of Operation Thank You in Southeast Indiana on April 12th. This will be a sub chapter off of Mason, OH. Operation Thank You tries to find the specific needs or requests of soldiers in Iraq and send cards and packages. There is a list available of what items can be sent. Anyone can make donations which can be dropped off at the POA Office. There will be a stand at the Bicycle Rodeo and Memorial Parade where donations can be made. Kroger gift cards are available which donate 4%. It is a 501c3 organization and any donations are tax deductible. Cash donations may be made at UCB Bank. The website is Indianaoperationthankyou.org.

Motion made by Karen Shell to adjourn. Seconded by Bill Blantz. Motion carried unanimously.

Meeting adjourned 8:55 p.m.

Recorded by: Alicia Laake

