



Hidden Valley Lake

**Hidden Valley Lake Property Owners Association
Board of Directors Meeting
February 28, 2008
APPROVED**

Board of Directors Present: Bill Acra, John Fruin, Scott Mitchell, Bob Starks and Bill Blantz

Community Manager Present: Bruce Keller

President Bill Acra called the February 28, 2008 Board of Directors Meeting to order at 7:03 p.m.

The meeting began with the Pledge of Allegiance.

President's Report: Bill Acra read the President's Report.

Bill Acra reported that the board is still meeting on the 501c3 organization and are still working on the details about the donations. Will probably be another month or two before completed.

Treasurer's Report: Bill Blantz read the Treasurer's Report.

Bill Blantz reported that he will try to have a cash report each month to prevent funds being taken from special account at the end of the year. He will be looking ahead to see how to manage funds better.

January collections brought in \$757,000 to be used over the next six months. There was \$157,000 in expenditures leaving cash balance of \$182,739.97. Each month will go along to further expand on it and meet with Bruce to find better use of cash.

Secretary's Report: - Bob Starks read the Secretary's Report

Motion made by Bob Starks to approve the January 24th, 2008 POA Board of Directors Meeting Minutes. Seconded by John Fruin. Motion carried unanimously.

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

Bruce Keller introduced Alicia Laake, who is now taking the minutes at the POA Board of Directors Meetings. She currently works at the HVL Fitness Center and is a current student at Northern Kentucky University.

Bruce gave an explanation about last week's snow removal situation. He thanked the people who took the time to call him asking about status of snow removal and debunking any rumors. Facts about salt shortage: a vendor problem not a HVL problem. Suppliers ran out of salt. Tried to borrow salt from the County and the City of Lawrenceburg but they were too low to help. Their suppliers said it would be March 10th before they would receive salt. HVL has a 150 ton storage capacity and 150 tons of salt on order. Will have spent \$25,550 on orders for this year. As of February 17 maintenance has worked 80 hours of overtime at cost of \$2,253 for removing snow. Snow removal team, lead by Rick Manion, is awesome.

Bruce brought the complaint forms which he has discussed at previous meetings. There are six easy steps to the form and it can be found on the website.

Request to not contact employees after hours. If there are any problems call Bruce on his cell phone at any time, he is the only salaried employee. Not fair to hourly paid employees.

There will be a Wifi survey in the newspaper and on the web site this month to see if residents in HVL are interested in the internet connection. After survey is completed it will then be discussed with the Board and Thinking Machine, which is doing the survey. Bill Blantz stated that he lives a quarter of a mile away from the wifi and cannot get a connection. If there is an obstruction it could be the cause for not being able to connect. Bill Acra stated that he can receive the wifi connection sitting at his bar and there are lots of obstructions. If the whole community goes to wifi there will be a higher tower and more towers with a stronger signal. It was determined it may be Bill Blantz's computer.

This month there was \$48.39 taken off in late Fees.

Linda Estes has secured \$1,092 for two breathalyzers.

Recreation Committee Report - Linda Estes will be teaching a safety class March 3rd at 10:00 am. She is not certified but has lots of information to teach; the class is geared towards women. It is free for Fitness members and \$6 for non-members.

Fitness Center - The Fitness Center will pay for anyone's membership at the Lawrenceburg Community Center and Dearborn Adult Center. The cost is \$15 for anyone 55 or older and \$25 for anyone under the age of 55. They offer 35 different classes. College Student 3 month memberships are available. Memberships are \$54 plus a \$25 enrollment fee. There is also a 7 day pass to try the Fitness center out for free. Currently there are 193 members. Lawrenceburg opened a free fitness center and is part of the reason memberships are low.

Banks have raised their charge for bad checks. Request to increase our "Returned Check Fee" to \$30 to keep in line with our bank's increased fee. **Motion made by Scott Mitchell to approve returned checks fee. Seconded by Bill Blantz. Motion carried unanimously.**

COMMITTEE REPORTS

Judicial Committee Report: Nothing to report

Architectural Committee: Steve Wirth reported for the committee

Request by Jerome and Melissa Wilker for a 10' front variance on lot #758 because of sewer line. Larry Rurik, who could not make it to the meeting, had an objection to variance but has withdrawn his objection. **Motion by John Fruin to approve 10' front variance. Seconded by Scott Mitchell. Motion carried unanimously.**

Update on first meeting for Property Maintenance Code Team. They will be meeting on the 2nd Thursday of the month.

List serve is set up on HVL website. Community members can sign up and select clubs/ organizations to get community information they would like to have an update. Request to add VRUC to list.

Political Action Future Planning: Don Wittekiend reported for the committee

Guest Jeff Hughes discussed taxes on roads. Since case of Judge Fisher should be taxed on true value. We are being taxed for roads through our houses and for roads through property owners association. We are being taxed unfairly. He is researching and working with Bruce through the committee to get tax relief. Need to file Property Tax Assessment form.

Jeff Hughes asked about the policy to vote, rule states that only candidates can solicit votes. Asked Bruce for a slip to get approval.

Don Wittekiend read the letter sent to candidates for the Board election.

Request to have candidates come to meeting and give presentation. Due to length of time was suggested to be scheduled on a different date.

Lakes Committee: Dave Patterson reported for the committee

Gerald Young put together an annual report and a copy available at the POA office.

Dredging- Approved request for dredging by resident on lot #1148. Dredging request was questioned if it should be brought to Architectural Committee. Bruce clarified that the rule book stated in section 6-17 any dredging is required to attend Lakes Committee with plans, which resident already did. Concern about streets; a road bond was set up thru Lakes Committee regarding the care of the roads. Suggested there may be a rule change brought to the board for dredging to clear any confusion about regulations.

Minimum age for spotters - Discussed if needed as regulation. Will be further discussed when Paul returns in spring.

2008 Boat Driver Exam - Reviewed and was revised.

Water Testing - Jennifer Hughes was able to obtain a grant of \$19,900 from the Community Foundation to be used for water testing in the Valley. Monitor water that flows into Valley. Established 12 testing points and made sure some points were upstream to monitor water coming into Valley so we will only be responsible for our part of the delta.

Civic Club: Steve Wirth reported for the committee

Brought agenda items for the year 2008.

Activity Dates:

Garage Sale 4/2
Keep HVL Beautiful 4/19
Luau 6/28
Pontoon Parties 7/19 & 8/16
Chili Fest (Family Fall Fest) 9/20
Garage Sale 10/14

Children's Activities Dates:

Easter Egg Hunt 3/15
Kid's Bike Parade 7/4
Haunted Hay Ride 10/11
Halloween Walk 10/26
Pizza with Santa 12/7

Motion by Scott Mitchell to approve activities and dates. Seconded by Bob Starks. Motion carried unanimously.

Finance Committee: reported by John Reiniger

Did not approve December report because they are waiting until it is completed. Also did not approve January report.

Reported they will be watching the cash flow on a regular basis.

Community Safety & Elections: Bob Sypniewski reported for the committee

Reported at last meeting there was a presentation by Kathy Wirth on entrance signs. No approval yet but are impressed by what she has done so far.

Deputy Earl Wilhelm proposed that a Bicycle Rodeo will be held on May 3, 2008. The date is being changed to May 18, 2008 due to availability. A notice will be put in the paper.

Committee is waiting on weather to start construction on drop off road.

Becky Lortz is working on golf cart rules. She has put together a report which the committee will be reviewing next week.

Requested approval for Don Symth's resignation from the committee. **Motioned by Bob Starks to approve Don Symth's resignation. Seconded by John Fruin. Motion carried unanimously.**

Streets & Parks Committee: George Lortz reported for the committee:

The following Performance Bond Returns were read by Bob Starks:

Lot#3108	1643 Greenlawn Way	Gary & Maria David	\$1000.
Lot#1284	368 Cresthaven Drive	Duane & Kathy Neher	\$500

Motion made by Bill Blantz to approve performance bonds as read. Seconded by John Fruin. Scott Mitchell abstained. Motion carried.

Streets and Parks Committee requested motion for realignment of three committees. Vote to change bylaws approved by board.

- I. Name change for the Streets and Parks Committee to Parks and Recreation Committee (P&R).
 - A. The P&R shall create a Pool and Fitness Sub-Committee to assume current duties of the Pool Committee and Fitness Committee.
 - B. The P&R Committee shall continue to serve as the interface between the Athletic Club and the HVL POA.
 - C. The P&R Committee shall assume the responsibility of serving as the interface between the Garden Club and HVL POA.
 - D. The P&R Committee shall release the responsibility of serving in the advisory capacity in the maintenance of HVL streets to the Architectural Committee.
 - E. The P&R Committee shall release the responsibility of maintaining the HVL Sign Rules documented in the HVL POA Handbook to the HVL Safety, Security and Elections Committee.

- II. Name change of the Community Safety and Election Committee to the HVL Safety, Security and Elections Committee (SS&E).
 - A. The SS&E Committee shall assume responsibility of maintaining the HVL POA Signs Rules.
 - B. The SS&E shall assume responsibility of serving in an advisory capacity to the HVL POA Community Manager in maintaining the section of the HVL POA Standard Operating Procedures pertaining to the duties and responsibilities of the HVL POA Deputies.
 - C. The SS&E shall assume the responsibility of creating a yearly budget forecast pertaining to all areas within its responsibilities.
 - D. The SS&E shall assume the responsibility of creating and maintaining the HVL POA Membership Procedures.

- III. The name change of the Architectural Committee shall be changed to the Architectural and Streets Committee.

- A. The Architectural Committee shall create a Streets Sub-Committee to serve in an advisory capacity to the HVL POA Community Manager in the responsibility of:
1. Maintaining a street's maintenance plan.
 2. Maintaining a ditching maintenance plan.
 3. Installing and maintaining street name signs.
 4. Resolving easement issues.
 5. Resolving garbage collection issues.
 6. Resolving snow removal issues.

The HVL POA Community Manager with the assistance of the HVL POA Maintenance Staff shall assume the responsibility of performing the daily functions in the above items.

All Committees will be responsible for keeping a budget.

77 Acre Park - Athletic Club agreed to pay for new sign.

Signs:

1. Welcome and Safety signs.
2. Amenity signs - features and functions in HVL
3. Letter Board Sign - announce events.

The Board will vote next month on request for this motion.

The Streets and Parks Committee addressed brochures on different types of treatment.

Basic two types of treatment:

- 1.) Treat ground around base of tree - more hazardous to lake
- 2.) Professional - seeding tree with chemical - better for lake.

Kathy is looking into working with an Arborist.

Front Entrance design project moving along, waiting on date for meeting.

Parks and Recreation Committee will be changing their meeting date to the 3rd Monday of every month in order to keep Dan as the Chairman.

Old Business: The 501c3 was approved by federal government, still working out details.

New Business: Camping in park was questioned, will be discussed at a later time.

The Board welcomed back Mark Hemmerle, who was a previous board member. He asked for an update on the Kohlhaas lawsuit. The case was sent back to Kohlhaas who has not responded.

Motion made by Bill Acra to adjourn. Seconded by Bob Starks. Motion carried unanimously.

Meeting adjourned 8:37 p.m.

Recorded by: Alicia Laake