

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

February 26, 2009

APPROVED

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

Board of Directors Absent: Karen Shell

Community Manager Present: Bruce Keller

President Bob Starks called the February 26, 2009 Board of Directors Meeting to order at 7:00 p.m. The meeting began with the Pledge of Allegiance.

President's Report: Bob Starks

Thank you for joining us this evening. I have an important announcement. In 2006 a group of HVL residents began an effort to create a tax exempt organization for the benefit of the HVL community. I applaud the effort and good intentions of those people. However the documents currently on file at the IRS list each and every one of our major assets including the Lake, Dam, Swimming Pool and etc. The current Board of Directors has directed and signed a document to terminate this agreement with the IRS. The reason to terminate this agreement is to ensure that the HVL-POA amenities do not become public. It may be possible to create a tax exempt entity such as the Dearborn County Foundation without making our amenities public. We are hopeful and supportive of such a plan if it does not require making HVL-POA property open to the general public.

On another subject, please join us this Sunday, March 1st at 1:00 for the official beginning of the HVL season for outdoor fun. As most long time residents know, the HVL fun begins when our Mayor of the Lake, Mr. Steve Damon, closes the sluice gate and lasts until late October, with many happy occasions in between. So please join us on Sunday and let the fun begin.

Treasurer's Report: Donna Lask

Dues & Assessments \$112,366 actual \$112,366 budgeted; Rumpke \$29,266 actual \$29,266 budgeted; All other \$14,976 actual \$11,968 budgeted with timing of \$1,800 for REMC Rent; TOTAL INCOME \$156,608 actual \$153,600 budgeted. Fitness Center \$3,565 actual \$2,812 budgeted; Pool & Beach \$373 actual \$349 budgeted; Lakes \$196 actual \$33,065 budgeted with timing of \$32,500 for lake treatment; Streets \$25,652 actual \$36,585 budgeted – salt, sand & labor \$11,797; Security \$18,590 actual \$25,375 budgeted – labor \$5,283; General \$54,193 actual \$65,210 budgeted with timing of \$12,750 for audit expense and RE taxes; Depreciation \$33,002 actual \$33,002 budgeted; Bad Debt Expense \$0 actual \$4,000 budgeted with timing of \$4,000; TOTAL EXPENSES \$135,571 actual \$200,398 budgeted. NET INCOME \$21,037 actual (-\$46,798) budgeted \$68,130.

The timing differences are for items that were delayed and not recorded in January but will be included in February instead. This resulted in a positive outcome in January and will result in a negative effect in February at which time the year to date figures will be accurate.

Secretary's Report: Bob Starks

A Motion to approve the January 22, 2009 Board of Directors Minutes. Motion by Donna Lask and seconded by John Fruin. Motion passed with Bill Blantz abstaining.

Community Manager's Report: Bruce Keller

Annual Meeting April 4, 2009, at 1:00 pm

Candidates Night is on March 23, 2009 at 7:00 pm

The board has reviewed information concerning a resident wishing to have the late fees waived on their delinquent account. They have also asked to have a payment plan of \$100 a month which would never pay off the account. We suggest payments of \$150 a month. At this rate, if we continue to charge late fees, he would be paid up by the end of 2011. John Fruin suggested \$100 each payday (or \$200 per month) by direct payment and waive ½ of late fees. Motion by John Fruin and seconded by Donna Lask. Motion passed unanimously.

To date we have spent \$42,778 on our salt and sand for snow removal. When you add in our truck repair and maintenance with the cost of fuel and overtime we get closer to \$50,000 for snow removal so far this year. Our snow removal team has done an outstanding job.

If you cannot attend Candidates Night, send questions to the website for the candidates and they will try to answer all of them at that time and replies will be posted online.

COMMITTEE REPORTS

Parks and Recreation Committee Report: Dan Puterbaugh

Amphitheater: We have \$3000 in the budget for it and Bill Acra has taken the lead. We will start excavating in Spring.

Front Entrance: Gave a brief history. The water wheel has been removed, repaired and reinstalled. We are seeking conceptual design bids.

Pool and Beach: Will be hiring next month for lifeguards and concession stand. Pool will open May 23, 2009 at noon. Swim lessons will be offered. All dates and times are in the Echoes. Anti-entrapment device will be installed.

Fitness Center: Membership doing well. New keyless entry in place. Classes going well. Remember to sign up for list serve. College student memberships, etc. available.

Soccer/Baseball Fields: Money budgeted for that and work to begin when weather permits.

Play Ground Equipment: Aging and need new ideas.

Deer Task Force: Mike Morman requested a motion for a flyover Deer count study at a cost of \$5,000. There was no motion however Donna Lask stated there should be a plan in place before the money is spent as there is no reason to spend \$5000 if we are not willing to act on the results. John Fruin also wants to know what the consequences are if there is over population. In discussion with a resident, Bob Starks suggested to attend a budget meeting if you wish to have additional major items to be in the budget. George Lortz said the flyover study will reveal a degree of the problem and that would impact what the results are.

Judicial Committee Report: Emmy Myers

No report.

Lakes Committee Report: Dave Patterson

Request a motion adding the following rule to our handbook. "Property owners will not add chemicals to the water in any HVL lake for the purpose of controlling lake weeds. This will include chemicals made specifically for this purpose or any other chemical not specific

to the treatment of lake vegetation.” (Second reading.) Motion made by John Fruin and seconded by Bill Blantz. Motion passed unanimously.

Political Action/Future Planning Committee Report: Mike Morman

Thank you to Don Wittekiend for all the years of service after formally resigning from the committee. Looking into “going green” and alternative methods of power such as solar panels for the amenities. Fire District having a public meeting at Bright Christian Church on March 9, 2009 at 7:00 pm. Information on the list serve. Official Commissioners’ meeting will be March 10, 2009. Please attend these meetings so you can be informed on the issues. George Lortz stated they are looking for more members. Also, “Team Meeting” scheduled for April 30, 2009 at 7:00 pm. Each committee to submit items to be placed on a 5 year plan. Sammy Gutzwiller gave report on proposed Fire District. Her group name is CANT – Citizens Against New Taxes. Call Commissioners to voice your opinion. This proposal will impact our property taxes considerably. Looking for donations for CANT. Also has petitions here for signatures. Discussions regarding solicitation rules. **Motion to allow petitions to be signed tonight by John Fruin and seconded by Donna Lask. Motion passed unanimously.**

Civic Club Committee Report: Bruce Keller

A good time was had by all at the February 13th Volunteer Appreciation Happy Hour at Willie’s. We had good attendance - lots of new List Serve sign ups, new ideas and friendships made.

Feb 21st Family Board Game night was a blast! We have requests from attending parents to do this every winter month.

Upcoming events:

March 14th – Card Night 6:30 pm at the POA. BYO snacks, chips, beverage and \$5.00.

March 25th – next Civic Club Meeting 7:30 at the POA – will be staffing for June 27th Luau – need men for parking lot duty and set up – contact Robin Harrison to reserve your free admission for working.

April 5th - Easter Egg Frenzy 2:00 pm at the ball fields – contact Cyndi Gump to help.

April 18th – Keep America Beautiful / Clean up the Valley Day 9:00 am to noon at the POA – golf cart drivers welcome – adopt your street.

April 25th – HVL Garage Sale.

Finance Committee Report: John Reiniger

No quorum, no report. Thank you to Don Wittekiend after resigning from committee.

Safety, Security & Elections Committee Report: Jim Plunkett

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 by John Fruin and seconded by Donna Lask. (first reading)

Streets Committee: Bruce Keller

The committee is considering a rule that if you tie into any HVL culvert or ditch line it needs a catch basin.

Architectural Committee Report: Jeff Fuell

The following Performance Bond Returns were read by Donna Lask.

Lot 413	Peter Neff	20317 Cedarview Ct.	\$1,000.00
Lot 403	Michael Purcell	20338 Cedarview Ct.	\$500.00
Lot 2547	William Dillaha	1768 Cove Circle West	\$500.00

Motion to approve the Performance Bond Returns by Donna Lask and seconded by Bill Blantz. Motion passed unanimously.

Property Maintenance Code Presentation by Jeff Fuell and Bill Minnery:

(Will be on the website.)

The results summary compiled by the POA office and individual comments were closely scrutinized.

A summary of results is as follows:

Surveys mailed	2000		
Surveys returned	340		
Agree with all rules as written	246	72.4%	
Disagree with all or most rules	31	9.1%	
Disagree with some rules	<u>63</u>	<u>18.5%</u>	
	340	100.0%	

To gain a better understanding and degree of community acceptance an analysis by rule shows the following:

	Percentage Acceptance by rule:		
	<u>For</u>	<u>Against</u>	<u>Percent in favor</u>
Rule #1	297	43	87.4%
Rule #2	299	41	87.9
Rule #3	298	42	87.6
Rule #4	302	38	88.8
Rule #5	303	37	89.1
Rule #6	303	37	89.1
Rule #7	298	42	87.6
Rule #8	286	54	84.1
Rule #9	291	49	85.6
Rule #10	293	47	86.2
Rule #11	307	33	<u>90.3</u>

Average percent in favor: 87.6%

The above analysis of acceptance by rule shows an overwhelming support (87.6% in favor) of the property maintenance code as written.

Based on the results of the survey it is recommended that the Property Maintenance Code be approved as written. Motion by John Fruin and seconded by Bill Blantz. (first reading)

Sammy Gutzwiller discussed voting on them line by line at the upcoming meeting specifically tractor trailers.

Old Business:

New Business:

Motion to adjourn by Donna Lask seconded by John Fruin. Motion passed unanimously.

Adjournment: 8:45 pm

Minutes prepared by Gloria Weber