



Hidden Valley Lake

**Hidden Valley Lake Property Owners Association
Board of Directors Meeting
July 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 July 24, 2008 Board of Directors Meeting to order at 7:03p.m.

The meeting began with the Pledge of Allegiance.

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

Bob Starks presented the annual Memorial Award to George and Becky Lortz to honor all their contributions to the community and committees.

Next Bob Starks addressed the conflict between four committees on the placement of the information signs. The board requested a meeting inviting all committees groups or interested groups should be involved on Saturday July 26 at 10am to walk the front entrance to decide on the best locations. The four committees groups not committees include the Civic Club, Garden Club, Streets and Parks, and Safety, Security, and Elections Committees. Those present replied that a meeting on Saturday was not reasonable because people would not be able to attend and there has been plenty of chance for all the committees to come to an agreeable conclusion. It was decided that the Park and Recreation Committee will give their report and a decision will be made.

Bob Starks mentioned the passing of Bob Will's father and gives his best regards. Bob Will was a previous board member.

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

Reported that the income for July was a loss of \$6,000 and the budget was a loss of \$23,000 therefore we are \$17,000 for the better. This is due to a bad debt of \$5,000 that has already started to book. Income revenue was on budget, which was \$165,000. All

expenses for all departments were better. Year to date housing permits were down \$12,000 however overall we beating the budget. Donna has been working on a projection with Bruce and Moe and projects that we will be able to make budget for the year. All departments are spending less and net income was \$28,000. Donna and Bruce are also working on a 5-year projection and asked Future Planning to come up with suggestions on what the community would like done changed to included. Some suggestions are the Front Entrance and Donna thanks everyone who has already been working on the Front Entrance. There will be a priority meeting headed up by Future Planning this year prior to finalizing the budget.

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

Motion made by Karen Shell to approve the June 2008 POA Board of Directors Meeting Minutes. Seconded by Bill Blantz. Motion carried unanimously.

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

Last month Bruce reported that by this time he expected the road paving for the year would be done and Crystal Lake would be repaired, but Murphy's Law kicked in and neither is complete. The roads will be paved the second week of August. Regarding the repairs to Crystal Lake there have been three things determined. 1. The pipe was never properly installed. 2. The materials originally used were inadequate. 3. A repair made about 10 years ago has failed. To make sure this does not happen again the requirement is to compact dirt every 4 inches when backfilling the pipe. Vandals have damaged several stop signs costing you a couple hundred dollars. If you see anyone vandalizing property call the county dispatch at 537-3431 for the quickest response from our deputies. At the Marina there was a fuel spill of about a half pint. This is a good time to remind everyone to use safety precaution to ensure the lake stays clear of any petroleum products. It was brought to attention that there are some trucks that go around on garbage nights and rummage through people's trash collecting items. There was concern about the possibility of casing homes. If anyone sees this try to get the license plate number and make a report.

COMMITTEE REPORTS

Judicial Committee Report: Tim Nobbe reported for committee

There was a citation appeal by Linda Mitchell for speeding. On May 27th she received a phone call at work from her babysitter who said her two-year-old son had second-degree burns. This was the day after the speed limit by the pool was changed from 25mph to 15 mph. She was pulled over in front of the sitter's house for doing 34mph. Linda went to her son first and then came back and gave the officer her information. He issued her a citation. The reason for her appeal was that she was a mother rushing to her son who needed her. The Judicial Committee understands her reasoning but did not grant her appeal because in order to aid one child you cannot put other children in danger.

Motion made by Donna Lask that the citation given to Linda Mitchell for speeding stands as is. Seconded by Bill Blantz. Motion carried three for and one opposed. Vote For: Donna Lask, Karen Shell, and Bill Blantz. Against: John Fruin.

Architectural Committee: Steve Wirth reported for the committee

The following Performance Bond Returns were read by Karen Shell:

Lot#2735	20552 Alpine Drive	David Staab	\$1000
Lot#1194	738 Greentree Road	USA Land CompanyNo.2LLC	\$1000
Lot#3043	1497 Brookridge Circle	Shannon & Angela Hall	\$500

Motion made by Karen Shell to approve performance bonds as read. Seconded by Bill Blantz. Motion carried unanimously.

Karen mentioned that Bruce looks at the bonds ahead of time and checks all locations and trust him that the bonds approved are exactly what he looked at.

Angela Hamersly, Lot 3231, at 1031 Hartford Circle requested a 5-foot variance on an iron fence one foot from side property lines to enclose an in-ground pool.

Motion made by John Fruin to approve a 5-foot variance for an iron fence on Lot 3231. Seconded by Karen Shell. Motion carried unanimously.

Request for a rule change that all water pumps connected to any lake be covered with similar décor. There will be no pumps grandfathered and existing pumps must be covered within a year.

Motion made by John Fruin to approve that water pumps connected to any lake must be covered by similar décor and pumps will not be grandfathered and must be covered within one year. Seconded by Karen Shell. Motion carried three for and one opposed. Vote For: John Fruin, Karen Shell, and Bill Blantz. Against: Donna Lask.

Recommended a motion for the following changes in the POA Handbook. The new rule shall now read: All structures over eight (8) inches high and all on-site improvements that shall be built or placed within HVL on any private property must have prior approval by the HVLPOA Architectural Committee or have Administrative Approval by the HVLPOA. All structures over eight (8) inches high and all on-site improvements that shall be built or placed within HVL or on any property owned and/or operated by the HVLPOA must be submitted to the HVLPOA Architectural Committee for review or have Administrative approval by the HVLPOA. (See rules for Administrative approvals).

Motion made by John Fruin to approve rule change in the handbook that all structures over 8 inches must be approved by the Architectural committee. Seconded by Karen Shell. Motion carried unanimously.

There has been confusion on how many members can be on a committee. Architectural Committee has voted on 10 members and if anyone misses 4 consecutive meetings they can be voted off. The rule on how many people can be on a committee is found in the Articles of Corporation.

Political Action /Future Planning Committee: Nothing to report.

Lakes Committee: Dave Patterson reported for the committee

The Fishing Tournament was a success. The committee voted to spend \$700 on catfish to stock the lake and will split it \$350 that Bruce has approved.

Oxygen levels in lake are greater than 5ppm down to a depth of 10 feet, which is good. The clarity is down about 5 feet due to the amount of rainfall but it has kept the weeds down. The Rule 13-SWRO testing is continuing. The June tests revealed there are many points with highly elevated readings. Testing points have been added at the boundaries of HVL which was good because tests and statistical analyses indicated that e-coli is entering HVL from upstream. VRUC has been made aware of these results. Subsequent test results of the main lake were all below 235 and there should not be any concern over the safety of the main lake.

Dredging is getting more complicated the further it is looked into. Bruce is getting more information to come up with a procedure. Part of the problem is the deer eating the underbrush, which is causing dirt to wash away. Bruce will be investigating what is involved in getting a permit for anything other than the one-step method, for which no permit is required.

Subleasing of Docks- The committee is still trying to get a rule in the books to prevent subleasing and therefore propose the following: Effective with the 2009 boating season, only boats registered to the HVLPOA dock lease holder will be allowed in the leased dock space unless prior arrangements have been agreed to by the property manager. If it is found that a subleasing arrangement does exist then the dock lessee will forfeit their right to lease the dock immediately and forfeit lease payments already made.

Motion made by Karen Shell to approve the rule on subleasing docks that there will be no subleasing unless prior arrangements have been made and if there is no arrangement than the lessee will forfeit their right to lease a dock. Seconded by Donna Lask. Motion carried unanimously.

Right of Refusal- This situation only affects a limited number of lots because the right to lease an HVLPOA dock cannot be sold or transferred if a person leasing a dock leaves the valley. There are situations where only a few lots can access the POA docks because there is not public access to the dock. This involves the docks at the end of Buckeye Court and the one by Aqua Vista and Raylynn. Dave brought this to the Boards attention and may be discussed at a later time.

There will be a course taught on boat rules and driving that would teach boating etiquette, rules of the lake, basic safety practices, etc. When a date is decided it will be put in the Echoes.

Civic Club: Steve Wirth reported for the committee

Up coming events:

Sept 20- Chili Fest at the ball fields

Sept 28- Dog Show

Oct 4- Garage Sale

Oct 13- Haunted Hayride

Dec 7- Pizza with Santa

The second Saturday of each month will be card night.

Finance Committee: reported by John Reiniger

Recommend a motion to approve finance report for June 2008.

Motion made by Donna Lask. Seconded by Bill Blantz. Motion carried unanimously.

Requested a motion allowing the community manager to enter an agreement for the purchase of fuel for HVL vehicles through the Marathon gas. This would consist of applying for credit cards.

Motion made by John Fruin to allow the community manager to purchase fuel for HVL vehicles through Marathon gas. Seconded by Karen Shell. Motion carried unanimously.

Recommend that the Wifi trial end at the third quarter of 2008 meaning there will be no wifi. **Motion made by Donna Lask to end the Wifi trial. Seconded by Karen Shell. Motion carried unanimously.**

Safety, Security & Elections Committee: Bob Sypniewski reported for the committee

Compliments the front entrance sign and thanks the Park and recreation Committee for being open and listening to what everyone had to say.

The child safety seat inspection will not be happening because there is no one trained in the county to do it. Lawrenceburg will be getting someone from the fire department to get certified and will inform us when this will be made available.

The Drug Awareness will be Saturday August 16th at noon in Willie's parking lot. There will be canine dogs and an air care helicopter.

Linda Estees commented that if a party gets rowdy and the deputies find underage drinking the owner of the house will be arrested even if they did not provide the alcohol.

A handicap gravel drop off has been put in at the community center and will hopefully be paved the second week of August. Still not sure how to handle the parking since it is limited to 2 vehicles, therefore are asking residents to leave the parking for the people who cannot make it down the ramp.

If any one has a problem and cannot get a hold of a deputy call the dispatch number, which is now posted on the guardhouse door.

Portable speed humps are being looked into.

A sign demo that says welcome to HVL, posts the speed limit, and watch for deer has been made but the committee is still looking for a location. This will be discussed at a later time.

Parks and Recreation Committee: Rick Lamering reported for the committee:

Reported there was a nice return on the Front Entrance Project surveys and if anyone has not filled one out yet please do so.

There will be a Dog Show on Sunday September 28th at the ball fields to raise money for the dog park.

Emerald Ash Bore is taken care of by Kathy Wirth. Chinese Wasp is being released and used to control the ash borer.

Concerning the information sign placement there are three locations that everyone is ok with which include the Lakeview, Morningside, and Fairway exits. There are discrepancies on where the sign should be placed at the front entrance. There are four locations that the committee has decided on which all have pros and cons.

1. Behind the guardhouse
Pro: Drivers will be stopped
Con: The vase would need to be moved and incoming traffic could block outgoing drivers view.
2. Current location
Con: Competing with other signs
3. Incoming pull-off area on the right side

Pro: Drivers can pull over and could be stopped.

Con: Possible traffic hazard

4. Outbound lane side of Alpine off to the right

Pro: Long stretch of road and not competing with traffic light

Con: Sign further away and drivers would not be stopped.

The committee would like the sign placed at the outbound side, location 4, but would settle for any of the locations. Bob Starks took time to thank everyone for all their effort on this project and working together to come to a conclusion.

Motion made by John Fruin to approve the sign placement at 3 locations by Morningside, Lakeview, and Fairway. Seconded by Donna Lask. Motion carried unanimously.

Steve Wirth mention that Civic Club would like the signs at different location and having been the person who puts the messages on the signs there could be traffic hazards. There was much discussion and suggestions on where the sign should be placed. All committees but the Civic Club has compromised on the location. Civic Club feels they should have a say because they have put money towards the signs. It was decided to vote now and not have a meeting on Saturday.

Motion made by Donna Lask to approve the sign placement at the fourth location, the front entrance, to be on the right hand side as vehicles exit. Seconded by Karen Shell. Motion carried three for and one opposed. Vote For: Donna Lask, Bill Blantz, and Karen Shell. Against: John Fruin.

Rick brought to the boards attention the walls at Hampton but is not asking that anything been done.

Old Business: Nothing to report.

New Business: Operation Thank You has sent 818lbs of items to the soldiers since April. A resident that works for Avon donated 69 cases of products to Operation Thank You. August 2nd there will be a HVL Talent Show from 7-11pm. There will be no admission and pop and chips will be provided. Thanks HVL for allowing them to attend different events and for all the donations.

The establishment of the Streets Committee has four residents who would like to be on the committee and would like John Getzendanner as the chairperson.

Motion made by John Fruin to approve the Streets Committee and John Getzendanner as the chairperson. Seconded by Donna Lask. Motion carried unanimously.

Motion made by John Fruin for adjournment. Seconded by Karen Shell. Motion carried unanimously.

Meeting adjourned 9:35pm.

Recorded by: Alicia Laake