



# Hidden Valley Lake

**Hidden Valley Lake Property Owners Association  
Board of Directors Meeting  
June 26, 2008  
APPROVED**

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

**Community Manager Present: Bruce Keller**

---

President Bob Starks called the June 26, 2008 Board of Directors Meeting to order at 7:06p.m.

The meeting began with the Pledge of Allegiance.

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

Bob mentioned safety in the community is very important and there have been concerns about posts at the end of streets where people hang signs. When signs are removed the nails are left sticking out which is dangerous. Culvert pipes are another concern and can be dangerous when not properly covered. He compliments the Maintenance Team and Bruce Keller for taking care of the nails. He asks the residents to keep the community safe, especially for children.

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

Income was \$160,000 versus the budget of \$196,000. This was due to a grant that was not received. The grant has been submitted, questioned, and now waiting for the decision. The Civic Club gave \$3,000 to help pay for the new signs. Short on housing permits, budgeted for four and only have one in May. Year to date budgeted for ten and there are only three. Overall less money is being spent. The Lakes Committee was the only committee over budget by \$1,000 for repairs due to timing. May's Monthly expenses were \$19,000 over. Year to date spending is \$16,000 under budget. Capital expenses for the month was \$6,000.

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

**Motion made by Bill Blantz to approve the May 22, 2008 Board of Directors Minutes with the amended corrections. Seconded by Donna Lask. Motion carried unanimously. This included an amendment to the minutes under new business in which Ms. Reiman's drainage issue was wrongly quoted as being next to the house when in fact the problem is near the road.**

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

Bruce stated that it would be a busy month. By the next board meeting Crystal Lake will be fixed, the paving for the year will be completed, the ADA accessibility road for the Community Center will be finished, and will have survived the Luau along with the 4<sup>th</sup> of July fireworks. The semiannual bills will be mailed out and the dues and fees will be collected.

Tim Nobbe reported on Operation Thank You. First he thanked United Community Bank, Terri Potraffke, and Larry Nungester for making the corn hole games, and Russ Dickman for painting them. The first packing party was held in Willie's basement on June 11. Over 265 lbs was donated totaling 25 boxes. There will be an information table at the HVL Rider Bike Night and Bright Festival. They are asking for pictures and names of soldiers for the UCB float, which will honor the soldiers. There will be a talent show on August 2 from 7-11pm at the beach. Mr. Nobbe thanked Willie's for donating use of their basement for packing the boxes.

**COMMITTEE REPORTS**

**Parks and Recreation Committee: Dan Puterbaugh reported for the committee:**

Dan introduced Rick Lammering who presented the slide show on the front entrance project. First he asked everyone to hold questions until the end and to set opinions aside and look at the presentation with an open mind. There was a ten-month process of determining the need, having a vision, getting feedback, researching, documenting the condition, exploring problem areas, finding a solution, reporting, and lastly seeking a direction. He started with the history of the sign and welcomed Russ Dickman, the original creator and designer of the current sign. Discussed why there is a front Entrance Project. The sign looks good from a distance, but with a closer look there is peeling paint, rotting wood, crumbling rocks, exposed extension cord and holes in the roof. The water wheel is off rotation along with peeling paint, rotting wood, and rusted metal. HVL has changed from a retirement community to a young family community. The Chalet or Tavern is now Willie's and the HVL logo and lettering has changed. The sign should be attractive and identify with HVL and be easy to maintain.

Proposals:

1. Renovate the existing structure by making it easier to maintain, update with new logo, resurface with digital graphics, and get a new water wheel.
2. Renovate/Reconstruct Sign and new water feature. Rebuild sign, waterfall, or no water feature.

3. Start fresh. New pillars, sign. Water feature, metal sculpture, arches, etc.

Rick stated that no one option is more expensive; it is what the community wants. He thanked everyone who helped and especially Russ Dickman.

Russ stated that he was asked if he was concerned about changing the sign and he replied that change is good and it needs to be done.

Surveys will be sent out with the dues and there will be a fourth option, leave as is. Dan Puterbaugh stated that this gives the impression that the sign is in good condition when it is not.

Civic Club Event Signs- There is a disagreement between the garden club and committee about the placement of the signs. Dan asked the board what happens next since the motion was already voted on in March. There are also some underground utility issues. The signs are to be placed at stop signs exiting HVL. Bob Starks suggested sending out a survey to the community to get their opinion. The problem is that the garden club does not want vase to be moved from the front entrance.

**Motion made by John Fruin to reiterate the previous motion to put signs at exit stop signs and vote next month. Seconded by Bill Blantz. Motion carried unanimously.**

Field Dirt- Dirt from the mounds by the front entrance will be taken for fill dirt for the fields. There was an opportunity to get 20 tandem loads of dirt from a contractor but he reneged.

Athletic Club- July 4<sup>th</sup> from 12-4pm there will be a corn hole tournament. They are looking for loans on games and there will be a \$5 fee.

**Judicial Committee Report: Tim Nobbe reported for committee:**

Recommend motion allowing William Sess to become a member of the Judicial Panel.

**Motion made by John Fruin for William Sess to become a member of the Judicial Panel. Seconded by Bill Blantz. Motion carried unanimously.**

Recommend motion allowing Richard Myers to become a member of the Judicial Panel.

**Motion made by John Fruin for Richard Myers to be a member. Seconded by Bill Blantz. Motion carried unanimously.**

**Architectural Committee: Steve Wirth reported for the committee:**

The Architectural Committee reviewed the following items during June: 2 play structures, 3 decks, 4 retaining walls, 1 shed, an in-ground pool, 2 fences, 1 dock, 1 trellis, 1 parking pad, 1 irrigation pump, 1 home exterior change, and 1 new house at 19631 Knollwood Drive. Investigated a drainage issue at 21283 Alpine Drive by the request of the POA Board. Items approved by the committee during June: 4 culvert extensions, 1 privacy fence, and 1 patio.

Recommend motion for the addition of Ron Lask to the Architectural Committee.

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

Recommend 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 Hidden Valley Lake *on private property, community property, or any property owned and/or operated by HVL*, must have prior approval by the HVL POA Architectural Committee.

The purpose of this Building Code and restrictions is to carry into effect the conditions, restrictions, covenants and agreements contained in the Contracts of Purchase and Deeds of Conveyances of lots in Hidden Valley Lake Subdivision, and to provide specific minimum standards for preserving the original nature and intent of Hidden Valley Lake by regulating the type of *all* construction to be consistent with a development.

This was discussed in a previous month where the Board thought they had decided the Architectural Committee will review any plans first. The committee wants the POA to follow the same rules as residents. Mr. Fruin wanted to make sure that the appeal process is stated in the Handbook. Discussion took place about the correct wording of the change to make sure everyone understands the rule.

**Motion made by John Fruin to approve the change in the Architectural Rules with the amendment that all HVL POA property improvements be submitted to the Architectural Committee for review. Seconded by Donna Lask.**

Blantz requested it be rewritten for better understanding and will be voted on next month.

Requested a motion for a change in the Handbook, Section 6-5 #31, to read that All approved variances are valid for no longer than 12 months and are not transferable.

**Motion made by John Fruin for change in Handbook on variances. Seconded by Bill Blantz. Will be voted on next month.**

Requested a motion to create a separate Streets and Surface Water Drainage Committee, removing these responsibilities from the Architectural Committee. The Committee feels they already have enough responsibilities and it would be best to create a new committee.

There are already volunteers to be on the committee and will meet on a needed basis.

**Motion made by John Fruin to relieve the Architectural Committee from the responsibilities of streets and water drainage and create a new committee. Seconded by Bill Blantz. Motion carried unanimously.**

The following Performance Bond Returns were read by Bill Blantz:

<b>Lot#2359</b>	<b>19357 Par Drive</b>	<b>Michael Foran</b>	<b>\$1000</b>
<b>Lot#0101</b>	<b>20231 Longview Drive</b>	<b>Barry Malinowski</b> <i>Extension Fee</i> <b>\$200</b>	<b>\$1000</b>
<b>Lot#1268</b>	<b>289 Ivy Hill Road</b>	<b>Matthew Baines</b>	<b>\$500</b>
<b>Lot#2560</b>	<b>20240 Alpine Drive</b>	<b>Stephen&amp;Sharon Bower</b>	<b>\$500</b>
<b>Lot#0724</b>	<b>1178 Chalet Court</b>	<b>Mary Ann Neff</b>	<b>\$500</b>

**Motion made by Donna Lask to approve performance bonds as read. Seconded by Bill Blantz. Motion carried unanimously.**

The Property Maintenance Code Team met on Thursday June 12th. Larry Stone is the chairperson and Bill Minnery is the secretary. A first draft document is under review at this time.

Steve reported an update on the Reiman's residence. On June 5 the Architectural Committee asked the Community Manager to do two things for investigating the drainage issue. One shoot the elevation from one end of the drainage pipe to the other. Second ask VRUC to send their camera down the line to see if anything has plugged it up. An attempt was made on June 17 to perform the test but could not be accomplished because the pipe was full of dirt. This may be due to the landscaping project done on the property. The grass on the property has not come in well and soil also continues to be a problem. There was also a problem with shooting the elevations of the pipe because it is covered with large rocks placed by the contractor and it is unknown where the pipe enters the creek. These issues need to be taken care of before further investigation can occur. There is a possibility that when these two issues are fixed the problem may be solved.

**Political Action /Future Planning: Don Wittekiend reported for the committee:**

Recommend a motion the Board get an Indiana Attorney to look into our POA property taxes. This is already being looked into and involves expenses.

**Motion made by John Fruin to further investigate Indiana Attorneys. Seconded by Bill Blantz. Motion carried unanimously.**

The Water Park and Dog Park are still a work in progress.

**Lakes Committee: Bruce Keller reported for the committee:**

There were fish killed in the lake earlier this month due to spawning stress.

The repairs on Crystal Lake will begin July 7<sup>th</sup>.

Subleasing Docks will be discussed at the next meeting when Dave Patterson is present.

**Civic Club: Steve Wirth reported for the committee:**

June 28<sup>th</sup> - Luau at the Beach: Willie's will be providing the barbeque and Schwan's will cater appetizers and raspberry lemonade. There will be leis, wristbands, raffles, etc.

July 4<sup>th</sup> - Band on the Beach will be the Acoustic Blue. The Children's Bike Parade will also take place and Schwan's wants to supply treats.

July 19 and August 16- Pontoon parties

Debbie Kaaber is also looking for support to have a dog show.

**Finance Committee: reported by John Reiniger:**

**Motion made by Donna Lask to approve the Finance Report for June 2008.**

**Seconded by Bill Blantz. Motion Carried unanimously.**

There was discussion about the agreement HVL has with Marathon Gas on purchasing fuel for HVL vehicles and applying for credit cards. Bill Blantz wants to see a document on the process and transactions made. It was questioned if this is the best solution for HVL or if there is a better, cheaper way to purchase gas. Tim Nobbe suggested a PO Book.

**Safety, Security & Elections Committee: Becky Lortz reported for the committee:**

The Drug Awareness Program will be Saturday August 16 at noon in Willie's parking lot. There will be a helicopter and canine dogs.

Meetings are the first Thursday of every month. If there is a topic anyone would like to discuss she asks that residents attend the meeting and guests always speak first. The next meeting is July 3 at 7pm.

Recommend a motion that the following wording be used for the winter lake signs:

"Danger-Keep off Ice. HVL is Not Responsible for Injuries."

**Motion made by Donna Lask to approve the wording on signs. Seconded by John Fruin. Motion carried unanimously.**

**Old Business: Nothing to report.**

**New Business: Nothing to report.**

**Motion made by John Fruin for adjournment. Seconded by Donna Lask. Motion carried unanimously.**

**Meeting adjourned 9:50pm.**

**Recorded by: Alicia Laake**