

# Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

June 24, 2010

APPROVED

**Board of Directors Present: Jeff Fuell, Bill Minnery, Donna Lask, Robert Starks, and Bill Acra**

**Board of Directors Absent: None**

**Community Manager Present: Bruce Keller**

President Jeff Fuell called the June 24, 2010 Board of Directors Meeting to order at 7:00 p.m. The meeting began with the Pledge of Allegiance.

## **President's Report: Jeff Fuell**

The Veterans Memorial celebration was a huge success on Memorial Day weekend. It was humbling to see such a large crowd that came out to honor our military veterans and show great appreciation for the sacrifices they endured for our freedom.

The Coordinating Council gathering on May 29<sup>th</sup> was very successful; all do to the hard work of all committees with the leadership of Scott and his FPPA team. More will follow on this subject later in this meeting.

The Luau by the Civic Club is this coming Saturday, June 26<sup>th</sup> at the beach from 7:00 to midnight. If you can volunteer some time I'm sure Robin would greatly appreciate it.

I want to thank all the volunteers who worked on the playground installations. Kathy will have more on this in her committee report.

During a SS&E committee meeting, representatives from the Lake Patrol and Lakes Committee discussed the present action needed to change the lake lights from green to yellow in the event of an emergency. In the event of an emergency, the Lake Patrol would have to go to shore, get off the boat and manually switch the lights. We have ordered a remote device to be installed, so the Lake Patrol can react to an emergency and assist where needed immediately. The device is on order and we hope to have it installed by the 4<sup>th</sup> of July weekend.

We believe in the God-given dignity of each individual and the responsibility to respect the uniqueness of each person.

## **Treasurer's Report: Donna Lask**

May income was \$165,986 with total expenses of \$143,671 resulting in a net income of \$23,415. Previous year May net income was \$2848. Budget for the month was a net income of \$14,266 which we beat by \$9149. The pool & beach department exceeded budget by \$1127 because repairs and maintenance expense were \$1890 over budget as the facilities were prepared for summer. All other departments spent less than budgeted. Year to date income was \$1,435,980 which includes the \$568K tax refund. Ordinary income was \$867K exceeding budgeted income of \$864K by \$3K. Year to date total expenses are \$811,099 as compared to a budget of

\$868,057 and prior year of \$847,322. This is a decrease of \$36,223 from prior year which can primarily be attributed to a savings of \$46,225 in accrued property taxes

Capital expenditures year to date are \$76,862 of which \$38,709 was for playground equipment. We have also paid \$20,317 on our mortgage principal.

In your agenda is the schedule we are asking be followed for budget preparation.

Yearly Budget Time Schedule

- July Board of Directors meeting - Board of Director preliminary project items for purpose of committee GMP (Guarantee Maximum Price) development, utilizing the FPPA priority list.
- September 1, 2010 – Committees and staff submit next year’s recommended project GMP.
- October Prioritize Meeting – Committees and staff submit final project GMPs and prioritize.
- First Saturday in November – Annual Budget meeting.
- Final budget approval at the November BOD meeting.
- After the November board meeting – Community Manager will start the preparation of RFQs or RFPs where needed and send to contractors in appropriate time frame.

If we follow this schedule we should be able to have the budget completed and have a good plan to work from in 2011.

**Secretary’s Report: Robert Starks**

**Motion to approve the May 27, 2010 POA Board of Directors Meeting Minutes. Motion made by Robert Starks and seconded by Donna Lask. Motion passed unanimously.**

**Community Manager’s Report: Bruce Keller**

I invite you to participate in a “Keep the Valley Clean” Storm Water Runoff inspection. This will begin at 8:00 am on July 30, 2010. Watch your list serve for more information.

The 4<sup>th</sup> of July planning is on schedule and of course will happen on the 4<sup>th</sup> with a rain on day of the 5<sup>th</sup>. Residents are reminded that there will be no road side parking on Lakeview from Longview to the Marina. You are also reminded that the Dam will be closed to any form of traffic for the entire day.

As you know the Board has budgeted monies for information leading to the conviction of anyone committing a crime in Hidden Valley Lake. Several months ago we had a resident tip us off with information that led to the arrest and conviction of two individuals that had burglarized many vehicles throughout the Valley. I will be contacting that individual this week to give her a check for \$250. I also want to remind all of our residents that this reward money is available. We have been hit with a rash of vandalisms in the Hampton area. Help us catch them.

**COMMITTEE REPORTS**

**Future Planning/Political Action Committee Report: Scott Mitchell**

**Board Request of FPPA Committee:**

The HVL-POA Board of Directors accepts the FPPA Priority list as work in progress as a guideline in developing the 5 year plan. The 5 year plan will be revisited, modified, changed, adjusted, etc, each year in preparation in developing the new fiscal year budget and a new 5<sup>th</sup> year will be added. The Board would like the FPPA committee to accept the task to study the future wants and needs of the pool facility.

**Finance Committee Report: John Reiniger**

**Request approval of May 2010 Financials. Motion made by Donna Lask and seconded by Robert Starks. Motion passed unanimously.**

At our recent meeting the Finance Committee discussed and recommends to the Board to pay off the building loan.

We also looked at the paving bids and ask Mr. Keller to review.

The shelter bids regarding size, metal gauge, installation, etc. are being reviewed by Kathy Wirth.

**Board Request of Finance Committee:**

The Board would like the Finance Committee to accept the task to study and develop the present and 5 year reserve needs. So we are all on the same page, we ask that the Finance Committee develop the reserve and escrow definition and categories, etc.

Upon Finance Committee accepted financial plan definitions and categories, the Board of Directors and Community Manager will work on a 5 year financial plan, utilizing the FPPA priority list. This will be adjusted yearly.

**Streets and Drainage Committee Report: John Getzendanner**

**Request a motion placing Dan O'Conner on our Committee. Motion made by Bill Acra and seconded by Donna Lask. Motion passed unanimously.**

Request a motion selecting Barrett Construction as Paving Contractor for 2010. Motion made by Bill Acra and seconded by Donna Lask to open for discussion. Donna Lask stated she has a hard time selecting Barrett since the next closest bid is 20% less. For the \$100,000 budgeted, Barrett can pave 1.8 miles and Rohe can pave 2.24 miles. Motion failed.

**Motion to approve Rohe Paving as Paving Contractor for 2010 by Bill Acra and seconded by Robert Starks. Motion passed unanimously.**

**Parks & Recreation Committee Report: Kathy Wirth**

*Playground Site Prep* – The drainage system and grading at the pool are complete, as is the retaining wall at the beach.

*Playground Task Force* – The playgrounds at the beach, pool recreation area and Paradise Lake are complete. We still need paths as well as a parking pad at Paradise Lake. PowerPoint slides of all four playgrounds were shown.

*Shelters* – Five bids were opened at the last Board meeting. A late bid was given to P&R June 9. As requested, all were evaluated and compared. Two were eliminated because they were for wooden structures and the RFQ specified an all metal building. Two others were considerably over our current budget. Of the five original bids, only one was favored by P&R, but was subsequently withdrawn. The late bid did not include enough information for us to feel confident in recommending it. Therefore, we have no recommendation at this time.

We are requesting a meeting with Board members and other interested parties to discuss all of the issues and options regarding shelters.

**Donna Lask made a motion to approve Burdett to construct the pool shelter for \$17,000 and seconded by Bill Acra to open for discussion. After discussion among all present, Bill Acra rescinded his second and motion failed for lack of a second.**

*77-Acre Development* – Work is in progress to determine:

1. The cost to cut, gravel and pave all six walking paths.
2. The parking capacity of the two proposed parking lot extensions.
3. The cost to cut, gravel and pave the two proposed parking lot extensions.
4. How to extend the access road and create turn-around areas.
5. The specs for a new shelter located near the playground and baseball diamonds.
6. The specs for expansion of the current concession stand.
7. The cost to install a safety fence at the playground area.

**Safety, Security & Elections Committee Report: Larry Rohling**

Request that the suggested revisions of the POA rules for which the S, S&E Committee is responsible be approved as presented. Motion made by Bill Acra and seconded by Bill Minnery to open for discussion. After discussion by all present Bill Minnery made a motion and seconded by Bill Acra to accept the rules changes as a first reading. (document on website)

Bonnie Carter has resigned from our Committee and she will be missed.

**Architecture Committee Report: Pat Hawkins**

The following Performance Bond Returns were read by Pat Hawkins:

Lot 1027	Amber Myers	1162 Lucerne Lane	\$500.00
Lot 1098	Leonard Eldridge	20321 Matterhorn Drive	\$500.00
Lot 1366	Clary Construction	20528 Longview Drive	\$500.00
Lot 2674	John Reiniger	1837 Tuppence Trail	\$500.00
Lot 2593	Joseph Acito	20215 Alpine Drive	\$500.00

**Motion to approve all Performance Bond Returns by Bill Minnery and seconded by Robert Starks. Motion passed unanimously.**

**Deer task force report:**

No Report.

**Civic Club Report: Robin Harrison**

Thank you to all the volunteers for the Luau. Looking forward to the 4<sup>th</sup> on the beach as well.

**Lakes Committee Report: Dave Patterson**

Dave Brewer was in attendance to get information on dredging at his property on Clifmont Circle.

Fish & Game has concerns with the lack of weed growth in the lake.

Lake Statistics are normal for this time of year.

Lake safety was discussed at length. We will initiate several items immediately such as installing a yellow flashing light on the Patrol Boat, and increasing number of hours the Lake Patrol will be on duty. We will continue the policy of education, then warning, and then citing

violators of the rules. We want people to enjoy the lake, but not at the expense of the rights and safety of others.

**Old Business:**

Donna Lask rescinds tabled motion regarding ballot for utilization of Tax Refund monies.

**New Business:**

Regarding the current mortgage on this building the Board has reviewed the financial condition of the POA. We have received full support of the community based on the July 2009 survey, the full support of the Finance Committee and many others.

**Jeff Fuell requests a motion to pay off the current Community Center mortgage at UCB at the earliest convenience of the Community Manager. The June 25, 2010 pay off balance will be \$495,106.70. Motion made by Bill Minnery and seconded by Donna Lask. Motion passed unanimously.**

**George Lortz on behalf of Parks & Recreation requests a motion to approve from the 2010 funds \$125,000.00 to blacktop the Dam and 77 acres walking paths. Community Manager will coordinate this effort and keep the board updated so as not to exceed the allocated \$125,000.00. Motion made by Robert Starks and seconded by Bill Minnery. Motion passed unanimously.**

The agenda included a request for discussion concerning smoking at the Beach by Jim and Linda Maupin. They are not in attendance therefore no discussion took place.

John Reiniger read the dredging planner bids:

Fishbeck ...	\$46,000
Hrezo	hourly rate only
Apex	\$16,300
All Things Water	\$25,000 to \$40,000 – \$62,000

**Motion to adjourn by Jeff Fuell and seconded by Robert Starks. Motion passed unanimously.**

**Adjournment: 8:50 pm**

**Minutes Prepared by Gloria Weber**

The minutes published in this paper are abbreviated and a full account can be heard online at [www.hiddenvalley-lake.com](http://www.hiddenvalley-lake.com)