



Hidden Valley Lake

**Hidden Valley Lake Property Owners Association
Board of Directors Meeting
March 27, 2008
APPROVED**

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

Community Manager Present: Bruce Keller

President Bill Acra called the March 27, 2008 Board of Directors Meeting to order at 7:10p.m.

The meeting began with the Pledge of Allegiance.

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

Bill Acra apologized for the late start; they were meeting with the auditor. He reported the lake sluice gate was closed due to the rain last week and the permanent docks were completely submerged. The lake was closed for a few days because of high water. Not sure if there is a rule on lake closure, therefore the decision was based on the marks on the handicap dock. He talked to Bruce about closing the lake and from a manager's point of view decided it would be best. Bill Acra apologizes to anyone who did not catch any fish; was worried about the debris.

VRUC is in the process of going through all the houses in the community to find any sump pumps, gutters or down spouts hooked up to the sewers which is costing about \$100,000 a year. Board members and VRUC have volunteered their houses to be tested first. Encourages community members to let their houses be tested in order to save money. Will give home owner list of ways to fix any problems.

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

Bill Blantz reported on having the auditor at the next meeting to give a presentation. The auditor's report will be available at the annual meeting. Between the annual meeting and the end of month people can submit questions to Bruce. It is for an informational purpose; not for changing any laws therefore it does not need to be voted on.

Motion made by Bob Starks to have auditor report at the April 24th meeting. Seconded by Bill Blantz. Motion carried unanimously.

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

Motion made by Bob Starks to approve the February 28, 2008 POA Board of Directors Meeting Minutes. Seconded by John Fruin. Motion carried unanimously with the request by Bill Blantz to change the statement on page two about the wifi connection. It was not his computer, it was the computer used at his house for testing.

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

Bruce Keller requested approval to increase the "Returned Check" fee to \$30 in order to keep in line with increased bank fees. Motion already on table. **Motion carried unanimously.**

Bruce Keller also requested \$16, 500 in additional funds for the repair of Crystal Lake Dam. The last rainstorm increased the size of the hole drastically. A 24 inch drainage pipe has separated creating a hole over the past few years. Bill Blantz stated that the budget was approved for use of next year's budget.

Motion made by John Fruin for additional funds to repair Crystal Lake. Seconded by Bob Starks. Motion carried unanimously.

Request for discussion and bidding process on Lot #2974. The lot has been estimated at a value of \$15,000-\$17,000. The total owed on the property, taxes, dues, VRUC, lawyers etc. is \$4,673.10 which has been paid. The POA bought lot because the owner was not making any payments. The question is if it is the right time to sell or would it be best to hold on to lot. Lot was advertised as a lake front lot and appraised at \$113,000 which is not correct. It is not a full access lake front lot and Bruce is working on getting the appraisal changed. There was discussion on if it is best to list the lot with a realtor or have bidding on the lot. Dave Patterson suggested to list lot at \$20,000 for a few months if it does not sell then bid on the lot. Debate on whom to list lot with, there are many realtors who contribute to the community and the board wants to be fair. Many suggestions were made on how the selling of lot #2974 should be handled.

Motion made by Bob Starks to advertise lot for \$20,000 as a sealed bid beginning May 1st to July 31st. Seconded by Bill Blantz. Motion carried unanimously.

Fitness Center- Currently has 203 members and 11 new members joined in March. In April there will be a six week Toddler Time for children ages 2-5 years old. The cost is \$25.00 per child and Willie's has agreed to give half price lunch to parents after the class on each Wednesday. A seven day trial pass is still available. Thirty people have taken advantage of this offer and six joined.

Linda Estes Safety Awareness Class had a good turn out and she gave some helpful hints. There was a suggestion for her class to be offered in the evening.

Swim Lessons dates are set for the summer and are in the Echoes and posted on the Website.

Angie is in the process of interviewing and staffing the pool and beach for this summer. The pool and beach will open on Saturday May 24, 2008 at noon.

COMMITTEE REPORTS

Judicial Committee Report: Nothing to report

Architectural Committee: Steve Wirth reported for the committee

Property Maintenance Code Team had 2nd meeting. Chair of the team is Larry Stone who is not on the committee.

Committee is going through the International Property Code to see what HVL needs; it covers the interior of homes which is not needed.

Political Action Future Planning: Don Wittekiend reported for the committee

Don Wittekiend reported there will be a candidate night on March 31st at 7pm. There are six candidates running: Vella Reiman, Tim Nobbe, Karen Shell, Bill Acra, Bill Blantz, and Donna Lask. He read the letter sent out asking people to participate. Candidates will give a 4-5 minute speech then the session will be open for questions. An audience member will be selected to draw names out of a hat to determine the order of the candidate's presentations. The election is April 12th.

Jeff Hughes reported on the spring taxes. A Property Tax Assessment form will need to be filed. We are being taxed for the streets which we pay for. The plan is to eliminate the taxes on the streets which have no market value. Last year \$26,000 was spent on the roads. It is possible to go back three years and possibly get \$100,000 back. Sales tax would go up to 7% but there would be a relief on property taxes.

Lakes Committee: Dave Patterson reported for the committee

Dredging is still in progress.

Lake Statistics-Measurements will be taken in a month or two.

Docks at Willie's are being assembled and are about 60% complete adding 10 additional docks.

Water Testing- First round of tests on 12 points came back within parameters. A couple points are higher and will be tested to determine the cause.

Rainstorm damage- A resident near Crystal Lake called Dave Patterson who called Rick Manion to look at the hole in dam. The hole was about 6 feet and is now about 15 feet. The depth of the hole was about 3 feet and is now about 6 feet deep. The crest of dam is about 20 feet except where the hole is which is about 4 feet. Crystal Lake is being pumped down about 5 feet to try and prevent any further damage. In process of getting a permit but it may need to be fixed before permit is received.

Fishing Game Club- There was concern about damage to boats at docks. Suggested limiting or banning fishing at docks, will be discussed more at next meeting.

Civic Club: Steve Wirth reported for the committee

List Serve is in place, all committees and VRUC have been added. Anyone can go to the website, hiddenvally-lake.com, create a password and can pick what they would like to subscribe to and receive any information they would like.

Easter Egg Hunt was held in Willie's basement. Next year will have Breakfast with the Easter Bunny instead of an Easter Egg Hunt.

Civic Club has voted to put \$3,000 towards letter board signs.

Would like to purchase a coat rack and/or hooks for the POA basement.

Garage Sale 4/12

Pick Up Litter 4/19

Luau 6/28

July 4th will have a band at the beach and fireworks.

Finance Committee: reported by John Reiniger

Revised audit for December 2007, January 2008 and February 2008 and would like to request approval of revisions.

Motion made by Bill Blantz for approval of financial reports. Seconded by Bob Starks.

Motion carried unanimously.

Reviewed 2007 draft audit. There were various questions, suggestions and corrections.

Motion to approve 2007 audit reports by John Fruin. Seconded by Bill Blantz. Motion carried unanimously.

Community Safety & Elections: Bob Sypniewski reported for the committee

Linda Estes, Emmy Myers and Tim Nobbe were present at last meeting to coordinate with both the Judicial and Safety and Elections Committee.

Linda was happy about the decrease in theft reports, only 5 this month, and that residents are calling dispatch with any suspicions.

There are two residents concerned about speeding. Report of the speed dummy displaying a car going as fast as 57 mph. Committee is hoping to get the community more involved. Anyone can try to get the license plate # and file a complaint form in the POA. The driver would be warned, if serious would go to Judicial. The witness would have to testify in court since a deputy did not witness the speeding violation. If anyone also sees a speeding bus report to Bruce and he can write a letter to the school district. There was discussion about possible solutions such as a camera to take a picture of license plate #. Already have a speed dummy and deputy cars parked in trouble spots.

Bicycle Rodeo will be held on May 18, 2008 from 1-3pm in Willie's parking lot. There will be a registration form in the Echoes.

Becky Lortz is still working on golf cart rules and will report next month.

POA elections will be held on April 12th. There has been more community involvement and wishes all the candidates good luck.

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

The following Performance Bond Returns were read by Bob Starks:

Lot#1265	241 Ivy Hill Road	Keith & Diana Cheek CS Custom Homes	\$1000.
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Lot#2946	20801 Bellemeade Drive	David & Lori Kelley	\$500
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Motion made by Bob Starks to approve performance bonds as read. Seconded by Bill Blantz. Motion carried unanimously.

Second reading of Streets and Parks Committee request for realignment motion of three committees.

- 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 of the current Architectural Committee shall remain unchanged.
 - A. The Architectural Committee shall create a Streets Sub-Committee to serve in an advisory capacity to the HVL POA Community Manger 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.

Motion carried unanimously.

501c3- The State and Federal Government have approved application but HVL does not have the 501c3 yet, it is still being discussed. First, there needs to be an initial corporate meeting to elect officers and change any bylaws necessary. Second, the POA needs to designate certain amenities for maintenance of 501c3. Do not have 501c3 therefore HVL is still not open to the public. There have been meetings with lawyers to change process. Wording did not come out correctly, which is the problem with the 501c3. As of now the wording would allow anyone, the general public, to use the amenities and they could not be turned away. If HVL gets the 501c3 they have the right to shut it down at any time. The 501c3 will manage the development of funds. There will be further discussion and a motion made at a later time.

77 Acre Park- Camping will be a scheduled event, only open on designated times. There will be more discussion at later meetings.

The Lightner Field sign will be replaced to match other signs with the donation from the Athletic Club. Design of sign has not yet been finished.

Still working on the reconfiguration of the soccer and baseball fields because of the need for fill dirt. There was discussion on further developed on the land where the dirt will be taken from and what it can be used for in the future.

Motion to take the dirt from the earthen mounds between the HVL main entrance and the HVL maintenance building be removed and used as fill dirt. Motion made by John Fruin. Seconded by Bob Starks. Motion carried unanimously.

Emerald Ash Borer Project has new information posted on website. There will be a presentation on the current status and should be ready by spring of 2009.

Front Entrance Design Project is still underway. Request for four new letter board signs to be located at the four major exits of HVL costing a total of \$6,000. Civic Club has given \$3,000 to the project, \$2,000 will be taken from the Front Entrance budget, and the remaining \$1,000 will be taken from the Signs budget. **Motion made by Bill Blantz to purchase four letter board signs to be located at the HVL exits for a cost of \$6,000. Seconded by Bob Starks. Motion carried unanimously.**

Dog Park project is moving along, still looking into different locations.

Old Business: Nothing to report.

New Business: Nothing to report.

Motion made by Bill Blantz to adjourn. Seconded by John Fruin. Motion carried unanimously.

Meeting adjourned 9:10 p.m.

Recorded by: Alicia Laake