



Hidden Valley Lake

**Hidden Valley Lake Property Owners Association
Board of Directors Meeting
May 22, 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 May 22, 2008 Board of Directors Meeting to order at 7:04p.m.

The meeting began with the Pledge of Allegiance.

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

Bob Starks opened with a statement that he has attended several VRUC meetings and there is disagreement among the VRUC board members. For this reason we offered to participate in a meeting between the VRUC and the POA boards for the express purpose of facilitating open communication. The offer was refused by the president of VRUC Board which leaves only the information from one side and not the other. The POA Board has agreed to print or distribute information that covers all sides or no sides. For this reason any VRUC matters must be discussed at VRUC meetings. The meetings are the second Tuesday of every month at 6:00pm. The POA has offered our facility for VRUC meetings in the past and the offer is still on the table.

Bob Starks mentioned the passing of George Berryman this past month who was a dear friend to many people.

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

Donna reported that everything is well compared to the budget. Income is down mostly due to the Fitness Center which is under by \$9,000 year to date. However, they are breaking even and paying all their expenses. The Pool & Beach is over budget by \$2,300 most likely because supplies were bought in April that was budgeted for May. Streets & Parks were over budget due to a late payment. Income over all was good by \$36,000 year to date. Overall Capital in April have spent \$13,000 of a budget of \$16,000 and there was \$3,000 in roads that had not been spent. Plan on continuing to stay within budget.

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

Motion made by Bill Blantz to approve the April 24, 2008 POA Board of Directors Meeting Minutes. Seconded by Donna Lask. Motion carried unanimously.

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

Bruce stated that this month 15 letters, 19 citations, and 2 warnings have been sent out for long grass and untidy lots. He hopes that people in the community share enthusiasm and concern about our community's appearance and will read this in the paper or listen to it on the web site.

Crystal Lake repairs will begin in about 4 to 6 weeks and should take no longer than two weeks to complete. The lake is currently being siphoning to get it below the overflow pipe. The lake was drained much lower but due to the recent rain it has come back up. Some people may have received a letter from a concerned residence and Bruce wants to make clear that it is a priority.

A resident was concerned about the level of the main lake which is being taken care of by being drained.

Several months ago a motion was brought forth by the then, Streets & Parks Committee, giving authority to the community manager for determining where stripes should go in the Valley. Bruce has a meeting next week with a contractor for striping. The \$1500 budgeted should be enough to stripe Alpine from Fairway down to the stop sign at the front entrance. There may be enough width for a bike lane too. This will give HVL a chance to test the stripes and then determine if more are wanted.

The only bid for the red barn was opened at the meeting and it will be sold for \$50 to Ski Hobbie.

COMMITTEE REPORTS

Judicial Committee Report: Tim Nobbe reported for committee

The second reading for the motion brought forward by the Judicial Panel to change the schedule of Fines. N. Traffic and Vehicle Operation Fines now reads \$80 as the minimum fine for all traffic violations and \$100 minimum fine for 20mph and above posted speed limit. They recommend changing the fine to \$120.50 for all traffic violations which will put HVL in line with Dearborn County for traffic violations. Another reason for the change is due to the closing of Route 1 on June 2.

Motion made by Donna Lask to change the fine to \$120.50 for all traffic violations. Seconded by Karen Shell. Motion carried unanimously.

Architectural Committee: Steve Wirth reported for the committee

The Architectural Committee has approved the following items during May: 7 decks, 5 retaining walls, 2 sheds, 1 gravel access road behind the POA building, 1 above-ground pool, 1 electric fence, 1 detached garage with a concrete driveway & culvert pipe, and 1 new house at 878 Greentree Rd.

Items approved by the POA office during May include 1 concrete parking pad, 1 chain-link fence, and 1 concrete driveway to replace an existing gravel driveway.

The Property Maintenance Code Team met on Thursday May 8. Larry Stone is the chairperson and Bill Minnery is the secretary. Ten team members were present along with Bob Starks and Bruce Keller. Bill and Larry have created a Property Rules Draft document from the team discussions. It is only two and a half pages. There was concern it would be a whole book. The Team still has items to discuss. It appears the document may become four pages by completion or maybe less.

The following Performance Bond Returns were read by Bob Starks:

Lot#0762	1102 Thornhill Lane	Frederick&Julie Schaefer	\$1000
Lot#1414	682 Windemere Hill	Joseph&Karen Froelicher	\$1000
Lot#0009	520 Hickory Road	Donna&Gary Aerni	\$500

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

The Architectural Committee would like to make a hand book change that any construction in HVL come through the Architectural Committee before it begins. This is currently required for all private property. The rule implies that they are responsible. There is trouble with the wording and hope to present to the board at the next meeting. The Committee wanted the Boards opinion before anything was decided. John Fruin states that he would not mind if it was advisory to get the Architectural Committee's opinion but the Board has the final say. Donna Lask felt that the POA should not be any different from any other property. Bill Blantz believes all buildings should go before the Architectural Committee. Steve Wirth wants to take the rule stated in the hand book that any aggrieved person may appeal discussions made by the board and move it to the top of the Architectural Rules to reiterate it.

Motion made by John Fruin that all HVL POA projects go before the Architectural Committee for recommendation. Seconded by Bill Blantz. Motion carried unanimously.

Second reading for the request for a hand book change to section 18, Paragraph B, 1-c:

From: No signs shall be attached to trees, street signs, or corner post on community property within HVL.

To: No signs shall be attached to trees, corner posts, or street, amenity, event or traffic signs on community property in HVL.

There was a question brought to attention about time limit and fines for posting signs. Bruce clarified that there is a \$20 to \$50 fine.

Motion made by John Fruin for hand book change on signs. Seconded by Karen Shell. Motion carried unanimously.

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

Jeff Hughes is working with Bruce Keller community manager on getting tax assessment changed for roads to decrease our real estate taxes. When POA gets their assessment next year they must write a letter to appeal just like everyone else.

Water Park and Dog Park is a work in progress and committee will keep the community informed on any decisions

The Committee gave \$500 to the Garden Club for the Veteran's Memorial.

There was a recommendation for Scott Mitchell to become a member of the committee. Also would like to remove Rick and Kathy Sievers who have moved out of the state.

Motion made by John Fruin for Scott Mitchell to be a member of the Political Action/ Future Planning Committee. Seconded by Karen Shell. Motion carried unanimously.

Lakes Committee: Dave Patterson reported for the committee

Subleasing docks- Requested motion to stop subleasing docks altogether in 2009. Any HVL POA member requesting to lease a dock space must have a boat registered with the POA and the dock being requested must be used by the HVL POA member's boat. If the HVL POA member does not have a boat registered but is planning on purchasing a boat if he/she gets a dock space, then the purchase must be made within a reasonable time and the space must remain vacant until the HVL POA member fills it with his/her boat. This will be verified throughout the season by cross-referencing the list of dock registrations with the list of boat registrations. Violators of the rule will forfeit their right to lease the dock immediately. Any remaining dock rental fees will also be forfeited. The dock will then be put in the pool of available dock spaces and the POA staff will use their existing procedures for filling the dock space.

Motion was changed from reasonable time to 60 days which the Lake Committee does not agree with therefore changing it to read that: Effective with the 2009 boating season, sub-leasing of HVL POA docks will not be allowed. Any dock leased to a HVL member must be used by that member only or the dock must be vacant. The only exception is if

the HVL member goes out of town they can make arrangements to allow a friend to use the dock by reporting the agreement to the community manager.

There was much discussion on the exact meaning of the rule in which several people did not agree with the wording. Therefore there was a request for the committee to go back and reword the motion before it is voted on. More clarification is needed on what is allowed and who will be fined if someone violates the rule.

The Fish & Game Club will have a fishing derby in July.

Only 12 sticker violations this month and the lake patrol has two members who will work out a schedule to cover the lake. Paul encourages people to fill a report on any damaged boats.

The lake was tested on April 30 and May 3. There was discussion on safety of lake. Many samples were taken and sent to two different labs. All samples came back good and both labs results were in line with each other.

Storm Water Testing was done in April and results reported there had been some elevation in one area only that drains into the main lake. It was decided that VRUC needed to look at that particular area.

Eric Smallwood brought to the Board's attention that on March 4 and March 18 the sewer by his house backed up into his basement. This happens only when there is very heavy rain. The VRUC opened the drain to the lake. He would like testing to be done in his cove. Dave Patterson requested that VRUC test after a rainstorm and if nothing is done then the cost of adding another testing point will be looked into.

Proposal to dredge is still in progress.

There was a question about non resident using a resident boat would be covered by the insurance. If a boat is over 16 feet the insurance is on the boat and any boat under 16 feet is covered on the home owners insurance.

There was a request for temporary stickers to allow people to test boats before purchasing. Most of the community is not in favor. There are too many issues with non residents or businesses using the lake. There will be no boat test allowed on the lake.

Civic Club: Steve Wirth reported for the committee

Meeting will be next Wednesday.

Luau will be held June 28th at the beach.

Finance Committee: reported by Donna Lask in absence of committee chair

Motion made by Donna Lask to approve the Finance Report for March and April 2008. Seconded by Karen Shell. Motion Carried unanimously.

Requested a motion to accept the resignation of Donna Lask so she can fulfill her obligations as a member of the Board of Directors.

Motion made by Bill Blantz for resignation of Donna Lask. Seconded by Karen Shell. Motion carried unanimously.

Requested motion to allow Jennifer Reuter to serve on committee.

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

Requested motion allowing the community manager to enter an agreement for the purchase of fuel for HVL vehicles through Marathon. This would consist of applying for credit cards. There was discussion about the motion and what all will be allowed therefore the motion will be voted on next month.

Requested motion allowing Jeff Fuell to serve as co chair of the Finance Committee.

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

Community Safety & Elections: Vella Reiman reported for the committee

Recommended a motion that signs saying "Danger Keep off the Ice" be posted at all HVL lakes in appropriate times during each calendar year. Bruce presented the language sent from lawyer "Do not attempt to walk upon the ice if lake is frozen." S, S, & E members wanted different verbiage. A motion was made for signs to read "Danger Keep off Ice, HVL not Responsible for Injuries." There is still disagreement on the wording of signs but has been decided that the disclaimer must be on signs stating that HVL is not responsible for injuries. The motion was sent back to the committee to decide on the exact wording.

The Bike Rodeo did not have a lot of children participate but was still lots of fun for everyone. Would like to have another Bike Rodeo in the future and the committee encourages parents to get their children involved. The committee thanks Earl Wilhelm and the riders for all their help and others who made the event possible.

The committee would like to open up the child car seat inspections to the whole county. If this is done Linda Estes would like the inspector to be certified.

The golf cart rule is being left as is.

Parks and Recreation Committee: Angie Ruberg and Bruce Keller reported for the committee:

Fitness Center- Around 200 members, 5 new members in May.

Pool- The bar code system will be installed, like the one at the gym. Bar code stickers are available at the POA Office to place on the back of ID's. The pool will open on May 24th at noon. Swim Lessons will be offered for four weeks this summer. Registration will be May 27th at noon. There will be Family Swim from 8-10pm on certain nights and will cost \$5 per family. Water Aerobics will also be offered in June and July from 7:45-8:30pm. HVL Fitness Members will be charged \$30 and non-members will be charged \$45 or can pay per class for \$10. Registration/payment will be accepted the first day of class. The class will be taught by Laura Pruitt.

Tennis Lesson will be held on Tuesdays at the HVL tennis courts from 4-6pm. Registration will be accepted at the pool beginning on May 28 and will cost \$45 per person.

A survey for the front entrance project will be sent out with dues for residents to give their opinion on what they would like to be done. The survey can be returned with the dues payment or dropped off at the POA office. There was discussion on what options needed to be on the survey and was decided that a 4th option, leave as is, needed to be added and the statement "No dues increase is planned for this project" needed to be taken out. There will be a presentation made by the committee but there will be no estimates on pricing until the community decides on what should be done.

Motion to approve the survey was made by John Fruin with the amendment that a 4th option be added and Donna Lask made an amendment that the statement "no increase in dues" be taken out. Seconded by Bill Blantz. Motion carried unanimously.

Old Business: Nothing to report.

New Business: Presentation by Vella Reiman for assistance in fixing a drainage problem. She filled out a complaint form in 2006 and contacted Bruce six months ago about the problem. Her basement flooded and water does not properly drain from the street. There is a pipe problem along the street that does not drain properly. She has been working with Mr. Listerman and Bruce about fixing the problem. She wanted to know why the Architectural Committee and Board would approve something that would not be done correctly. It is not the Architectural Committee's responsibility to inspect the construction of a house only to make sure the house follows the HVL rules. It is the county's job to inspect the construction.

Motion was made by John Fruin to ask the Architectural Committee to look into if the POA is liable for Vella Reiman's drainage problem. Seconded by Donna Lask. Motion carried unanimously.

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

Meeting adjourned 9:25pm.

Recorded by: Alicia Laake