

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

November 20, 2008

APPROVED

Board of Directors Present: Bob Starks, John Fruin, and Bill Blantz.

Absent: Karen Shell and Donna Lask.

Community Manager Present: Bruce Keller

President Bob Starks called the November 20, 2008 Board of Director Meeting to order at 7:07p.m

The meeting began with the Pledge of Allegiance.

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

If you attended the earlier meeting with the Indiana Department of Natural Resources, thank you for attending and a very special thank you to the IDNR for coming and sharing the information.

On another subject, it is with great sadness that I mention we have lost two of our friends. Our thoughts, prayers, and condolences go to Lou Vonderbrink. Joan volunteered her time and energy for public service and will be missed by many in the community. Our thoughts, prayers and condolences also go to Mark and Tara Baker and the entire Baker family on the loss of their son Jordan Baker. Jordan was a senior at East Central High School.

This is also the time of year when we must finalize our budgets. The board will be meeting with the various committees on December 6th to finalize our budget for the coming year. Several members of the board along with the finance committee have worked to craft what we hope will be a conservative budget that recognizes the risks inherent in the current economy.

Also please remember that at the next Board meeting we will recognize the work of many of you who volunteer on committees with a small party. Refreshments will be served.

Bob Starks proposed the following motion:

Proposed changes will be submitted to the Board in open Board meetings April through September only. This allows the majority of our residents the opportunity to consider such changes. We will continue to have the current process of reading the proposal at two consecutive meetings.

Much discussion followed. Decision was made to postpone decision on this motion till entire Board was present.

Proposed change to “Member Voting Rights”. Section 11-1 A.

Definition of terms: Member voting rights.

Motion made by John Fruin. There was much discussion. Board agreed to TABLE due to two board members missing.

Change rule from “first party listed.” To “Either party listed on a HVL property deed.” Much discussion. Election and Safety Committee will work on this.

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

Bill Blantz read the treasurer’s report as Donna was absent. The POA continues to operate favorable to budget. The loss for the month of October was \$19,494, which was better than the budgeted by \$9,814. YTD we are better than the budget by \$85,035 which was largely due to the fact that all departments had spent less than budgeted YTD. Major factor to reduction in Real Estate taxes where our taxes go for 2007 was less than accrued at the end with the adjustment for 2007. A small accrued for 2008 The Real Estate taxes YTD show reduction from budget of \$24,000. As mention by Bruce last month since we are doing so well we are going to perform some maintenance items and purchase the Card Reader for the Fitness Center that we had initially planned on postponing until 2009. Purchase of this card reader earlier would result in Fitness Center savings that we can include in the 2009 budget.

Motion made by Bill Blantz to approve the Treasurer’s Report.

John Fruin seconded the motion. Motion carried unanimously.

Secretary’s Report: Bob Starks read the Secretary’s Report.

Bob Starks reviewed the October Secretary’s minutes and entertained a motion to approve.

Bill Blantz made a motion to approve the Secretary’s minutes.

John Fruin seconded the motion. Motion carried unanimously.

Community Manager’s Report: Bruce Keller read the report.

Reminder- Tax Assessment Hearing will be tomorrow Friday November 21, 2008 at 3:00p.m.

Nov. 27th and 28th POA office closed for Thanksgiving.

Dec. 6th Annual Budget Meeting 10:00a.m.

Dec. 18th Board of Directors Meeting and Appreciation for Volunteers party.

Dec. 24th, 25th, and 26th POA Office closed for Christmas.

January 1st Closed for New Years Day.

The money that we are saving, a lot of that is attributed to Rick Manion. He is my Team Member, and we work together. He has worked on dams, docks, and snow removal. He is willing to do anything.

COMMITTEE REPORTS

Parks and Recreation Committee Report: George Lortz

2 Parks Projects are being planned at this time.

- Creation of New Parking
- Creation of new Amphitheater

Deer population Task Force will have its initial meeting at our next meeting.
We will ask them to work on four things:

1. What is the Deer population here?
2. Try to access the damage
3. Come up with three recommendations to the community of what to do.
4. Cost on solutions

Some discussion about how the nine people were selected to the Task Force.

Judicial Committee Report:

James Bojack Appeal
Much discussion
The appeal was denied.

Lakes Committee Report: Dave Patterson

No report.

Architectural Committee Report:

The following Performance Bond Returns were read by Bill Blantz:

Lot #3039	1428 Brookridge Circle	Horizon Homes	\$1,000.00
Lot #1712	1378 Cliftmont Circle	Hartford Homes	\$1,000.00
Lot #0800	20818 Lakeview Drive	Don Burkart	\$500.00
Lot #1424	651 Hawthorne Heights	William & Joyce Mechley	\$2,000.00
Lot #2795	1711 Ridgewood Circle	Mark & Carolyn Windholtz	500.00

John Fruin made a Motion to approve the Performance Bond Returns and Bill Blantz seconded the Motion. Motion carried unanimously.

Private Property Appearance and Maintenance Rules 1-7 Move Second Reading to December meeting.

Political Action/Future Planning Committee Report: Don Wittekiend

No report.

Civic Club Committee Report: Robin Harrison

Make a Difference Day Clean Up was a success and thank you to the participants.

Card Night donated \$5.00 entry fee to the Jordan Baker Fund.

Halloween walk had around 500 kids participate.

December 7th Pizza with Santa 5:00p.m.

No December meeting.

Feb.13th Volunteer recognition/sign up party at Willie's.

We are looking to reestablish our welcome gifts for new residence program.

We are looking to plan a few summer kids' movie nights at the ball park.

Finance Committee Reported: John Reiniger

No Report

Security & Elections Committee Report:

Halloween festivities went very well. Linda Estes was very impressed.

Much discussion about Golf Cart Vehicle Rules and Election Rules.

John Fruin made a Motion to approve GCV Rules for the purpose of opening discussion. Seconded by Bill Blantz. Much discussion at length. Bill Blantz moved to postpone the vote till the entire board was present. No second to postpone. John Fruin motioned for a vote. Bill Blantz abstained. John Fruin voted against and Bob Starks voted to break the tie and voted against. Motion Failed.

XI. Elections Rules (Revised 11/6/08)

Replace rule XI.E.1) which says:

Nomination form for HVL POA Board of Directors' elections shall be mailed to all property owners along with the January HVL POA dues statements.

With:

A copy of the nomination form for the HVL POA Board of Directors' elections and the notice of registration deadline shall be published in two consecutive issues of the HVL Echoes prior to the registration deadline.

Replace rule XI.E.2) which says:

2) Nominations shall be closed and forms received in the HVL POA office by mid-February.

With:

2) Nominations shall be closed and forms received in the HVL POA office by mid-February (the POA office will set that day and time near February 15). In order to be valid a current photo and resume of the nominee must accompany the nomination form.

Replace rule XI.E.10) which says:

10) Upon completion of the voting tally, the final totals shall be presented directly to the President of the HVL POA Board of Directors for the reading of the results at the HVL POA Annual Meeting. No results shall be announced by the HVL POA Community Safety and Elections Committee to anyone prior to this time.

With:

10) Upon completion of the voting tally, the vote summary shall be given to the President of the HVL POA Board of Directors in a sealed envelope. The results will be read at the HVL POA Annual Meeting. No results shall be announced by the HVL POA Safety, Security and Elections Committee to anyone prior to this time.

All in Favor for discussion. Vote Passed and the rules will be voted on next month.

Old Business: None

New Business: Postponed until next meeting

Bill Blantz and the rest of the Board wish everybody a Happy Thanksgiving!

Adjournment: Meeting adjourned at 9:00 pm

Minutes Prepared by Judy McAdams