

# **Hidden Valley Lake**

Property Owners Association

Board of Directors Meeting

**October 23, 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 October 23, 2008 Board of Director Meeting to order at 7:09 p.m

The meeting began with the Pledge of Allegiance.

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

At the last meeting the subject of the deer population was introduced and discussed. I believe that most of us could benefit from the professional experience of our State Department of Natural Resources. With the help of our Community Manager, Bruce Keller, we have contacted Daryl Breedlove, DNR professional Forrester. Mr. Breedlove has recently visited our community and has the chigger bites to prove it. We also plan to communicate with Chris Grauel our DNR Biologist. It is our intent to have a HVL-Town Hall meeting with these representatives from the DNR in order to be better informed on the deer and wildlife issues affecting our community.

I want to thank the many volunteers who helped with the Haunted Hayride this past Saturday. Amy Ward and Scott Mitchell were the contact persons. Don't forget this coming Sunday. The children's Halloween Walk begins at 2:00 and ends at 4:00. Bring your little ones to the Beach for a fun day.

Again, "thank you" to all the many volunteers who make this day.

**Treasurer's Report:**

No report.

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

**Karen Shell was absent. Bill Blantz made the motion to approve the September 25, 2008 POA Board of Directors Meeting Minutes, and John Fruin seconded the Motion. Motion carried unanimously.**

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

Request a motion for the POA Office to begin charging a \$75 fee for using the Community Center lower level for parties. POA sanctioned Clubs and Committees would still use the facility free of charge, but would have to clean the community room after use. We would no longer require a 250 dollar deposit. The resident reserving the room would still be responsible for any damage.

**Motion made by Bill Blantz and Seconded by John Fruin and Motion passed unanimously to accept this request.**

Request a motion for the POA office to begin charging a \$75 fee for using the Swimming Pool for private parties. There will be an additional fee of \$12 an hour per life guard needed to be determined by the Recreation Manager. We would no longer require a \$250 deposit. The resident reserving the pool would still be responsible for any damage.

**Motion made by John Fruin and Seconded by Bill Blantz and Motion passed unanimously to accept this request.**

Insurance Bid Contract. Request a motion to be authorized to sign the contract for insurance. **Motion made by John Fruin and Seconded by Bill Blantz, and Motion passed unanimously to accept this request.**

The Staff, Board and Committees have saved the community a lot of money this year. We will be purchasing items to enhance the efficiency of the community. We will spend approximately 23,000 dollars. Some of the things we will purchase include a Digital Camera for ID cards, and a Keypad for the Fitness Center. The Keypad will give us longer hours in the Fitness Center, and save money on Manpower in the long run.

**Holiday Schedule: November 20<sup>th</sup> Board of Directors Meeting  
27<sup>th</sup> and 28<sup>th</sup> POA office closed for Thanksgiving.  
December: 6<sup>th</sup> Annual Budget Meeting  
18<sup>th</sup> Board of Directors Meeting and  
Appreciation for Volunteers party.  
24<sup>th</sup>, 25<sup>th</sup>, and 26<sup>th</sup> POA Office closed for Christmas.  
January 1<sup>st</sup> Closed.**

**COMMITTEE REPORTS**

**Parks and Recreation Committee Report: George Lortz**

The new information boards have been installed.  
With the installation of key pads and extension of operating hours in the fitness center we are looking for an increase in membership.  
Application and Enrollment Forms for the fitness center are now available on the HVL Website.

The entrance walls to Hampton Drive coming apart. The issue has been handed over to the newly formed Streets Committee.

The maintenance team has picked up the sand table from Bright Elementary and will install it at the 77 Acre playground.

There is a newly formed taskforce studying the deer population. If you have any concerns you wish to convey to them please e-mail the Community Manager at [brucekeller1@comcast.net](mailto:brucekeller1@comcast.net)

**Judicial Committee Report:**

Nothing to Report.

**Lakes Committee Report: Dave Patterson**

Solar Power Lights have been installed on buoys for security purposes.

The committee is looking into a few changes in charges with Boat and Dock Registration.

The committee is looking at age restrictions for spotters on boats while skiing.

The Lakes Committee reviewed the Architectural Committee's suggested changes regarding enclosures for water pumps on the lake. It was the Lake Committee's opinion that the current rule calling for a cover remains unchanged.

There was much discussion about increasing the price of docks. There did not seem to be an overwhelming need for such a change.

**Architectural Committee Report: Sammy Gutzwiller**

The following Performance bond Returns were read by Sammy Gutzwiller:

<b>Lot #3231</b>	<b>1031 Hartford Circle</b>	<b>Angela Hamersly</b>	<b>\$500.00</b>
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**Bill Blantz made a Motion to approve the Performance Bond Returns and John Fruin seconded the Motion. The Motion carried unanimously.**

**Request a motion to accept Don Yetzer as a member of the Architectural Committee. John Fruin made the Motion and Bill Blantz Seconded. All in favor.**

**Request a motion to accept Dan Tester as a member of the Architectural Committee. John Fruin made the Motion and Bill Blantz Seconded. All in favor.**

**A motion was requested to replace the existing wording on rule S-9, page 6-14 of the POA Handbook to read "All system pumps shall be enclosed with appropriate cover matching decor and exposed pipes shall be concealed" Currently the rule states; "All system pumps shall be covered and all exposed piping must be concealed". (Second Reading) No motion was made so the issue was dropped.**

**Request a motion approving a variance for Mike & Nancy Lane owner of lots 2143/2144/2145, at 1641 Sandamont Drive. Request is for a 24' x 53' garage addition. The garage addition will be closer than the required 25', (Request is for max of 10' variance), from rear property line. The variance was approved by the committee. All committee members were in favor of approval. After completion of the job, an unapproved shed on the property must be moved before the road bond can be returned. John Fruin made the Motion and Bill Blantz Seconded. All in favor.**

**Second Reading – Request a motion for a change in the handbook.**

**Amendment to second reading: All Variances are valid for no longer than twelve months if not used and are not transferable. John Fruin made the Motion and Seconded by Bill Blantz. All in favor.**

**First Reading – The Definition and Rules changes 1-7. John Fruin made a motion to discuss the new Private Property Appearance and Maintenance Rules, Bill Blantz seconded the motion. All in favor. Much discussion on Definition of Vehicles. These definitions will be pulled from the rules. Please email Bruce all comments and concerns on the Section XVII, Property Rules A. Definition of Terms. [brucekeller1@comcast.net](mailto:brucekeller1@comcast.net).**

**Section 17 - 2**

**Add to Section XVII, Property Rules**

**E. Private Property Appearance and Maintenance Rules \***

- 1) The owner and/or occupant of private property within HVL shall maintain a **tidy lot** appearance, which includes, but is not limited to, maintaining the structures and exterior premises in compliance with the following requirements:
  - a. All exterior premises shall be kept in a clean, safe, and sanitary condition and free of clutter.
  - b. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
  - c. All established lawns shall be kept at a height not to exceed eight (8) inches.
  - d. All cultivated areas including, but not limited to, gardens and landscaping shall be kept free of high weeds.
  - e. All developed properties shall maintain landscaped at minimum value of one percent (1%) of the Dearborn County assessed value for structures.
  - f. All parking areas must be maintained free of vegetation, except turf lock or like.

**Motion to recommend as written:**

- 2) The owner and/or occupant of private property within HVL shall maintain all **exterior surfaces** of structures in good condition in compliance with the following requirements:
  - a. All exterior wood structure surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or coated with other protective covering or treatment.
  - b. All peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

- c. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight.
- d. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust or corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
- e. All oxidation stains shall be removed from exterior surfaces. (Surfaces designed for stabilization by oxidation are exempt from this requirement.)
- f. All exterior surfaces shall be maintained free and clean of the results of vandalism such as defacement, markings, carvings, or graffiti.

**Section 17 - 3**

**3) All exhaust openings** shall be maintained such that they shall not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particulate wastes directly upon abutting or adjacent public or private property within HVL.

**4) All accessory structures** shall be maintained structurally sound and in good repair.

**5) All swimming pools, spas, hot tubs, and other water features** shall be maintained in good repair and shall be maintained in a clean and sanitary condition.

**6) All rubbish and garbage** shall be disposed of in a clean and sanitary manner by placing such rubbish and garbage in containers. Rubbish and garbage containers shall not be stored where visible.

7) Should a private property owner and/or occupant wish to request a temporary **exception** to the above Private Property Appearance and Maintenance Rules, that request shall be made in writing to the HVL POA Community Manager's office.

\* Note – The actual subsection letter designation may change due to future decisions regarding other subsections being drafted for this section of the HVL POA Rules Handbook.

**Political Action/Future Planning Committee Report: Don Wittekiend**

The appeal for POA property taxes is still in process. Jeff Hughes talked to County Assessor and the hearing is set for Nov. 21<sup>st</sup> at 3:00.

Don mentioned that the Political Action/Future Planning Committee is looking at a new way to handle the budget process.

**Civic Club Committee Report: Robin Harrison**

Robin Harrison said the following events were a success.

September 27<sup>th</sup> Family Camp out.

October 4<sup>th</sup> Garage Sale.

October 18<sup>th</sup> Hayride, 500 people showed up.

The following events were planned:

October 25<sup>th</sup> Make A Difference Day.

October 26<sup>th</sup> Halloween Walk.

November 8<sup>th</sup> Card night.

November 19<sup>th</sup> Pizza with Santa, and we need volunteers for kids crafts and scooping ice cream.

Martin Luther King Food Drive is cancelled due to lack of volunteers.

The Civic Club will not be participating in the Mardi Gras Celebration, however the Motorcycle Club is showing interest in hosting it.

The Civic Club had the following request for funding: Umbrellas and lockers at beach, lounge chairs at pool.

### **Finance Committee Reported: John Reiniger**

The POA has saved \$66,000 to date in our budget.

The POA beat budget by \$4000 in October.

### **Security & Elections Committee Report: Bob Sypniewski**

**First Reading: Motion to adopt rules concerning Golf Carts.**

**Much discussion, and will revisit.**

#### **L. Golf Cart Vehicle Rules**

- 1) A Golf Cart Vehicle (GCV) shall be registered annually by the vehicle owner (an HVL resident and/or property owner in good standing) at the HVL POA office. At the time of registration of the GCV, its bill of sale and proof of insurance must be presented for inspection. The registration sticker received shall be attached and visible on the left rear bumper of the GCV.
- 2) At the time of registration, the vehicle owner shall provide proof of insurance coverage of the GCV that specifically states that the GCV is insured for use on streets and roadways.
- 3) The GCV must be equipped with the following safety features: 1. A rear view mirror; 2. Head lights; 3. Brake lights; 4. Turn signals (optional). If there are no turn signal lights, then hand signals must be used by the driver when driving the GCV.
- 4) To operate a GCV on streets, roadways and parking areas within HVL, the driver must have and carry both a valid driver's license and HVL POA identification card and present the information when out driving if requested to do so.
- 5) When operating a GCV on HVL streets and roadways, the driver must pull over and stop if one or more automobiles are closely following it. The driver must pull over far enough off of the street or roadway so that the following vehicle(s) may safely pass before the GCV proceeds.

**Please forward all comments to [brucekeller1@comcast.net](mailto:brucekeller1@comcast.net)**

**Old Business: None**

**New Business: None**

**Bill Blantz reminded everyone to Vote on November 4<sup>th</sup>, 2008.**

**Adjournment: Meeting adjourned at 9:11 pm**

**Minutes Prepared by Judy McAdams**