

Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

September 22, 2011

APPROVED

Board of Directors Present: Bill Minnery, Bill Acra, Robert Starks, and Bill Blantz

Board of Directors Absent: Donna Lask

Community Manager Present: Bruce Keller

President Bill Minnery called the September 22, 2011 Board of Directors Meeting to order at 7:00 p.m. The meeting began with the Pledge of Allegiance.

President's Report: Bill Minnery

I am asking everyone to pray for the newborn daughter of our pool house Architect. She was born with multiple internal problems including heart, lungs, and now I have been told kidneys. It is my understanding she has already undergone heart surgery and possibly other surgeries. I have also been told she is surviving with multiple tubes in her little body. At the age of just several weeks she has probably faced more medical issues than most of us will ever face. We have a large agenda this evening and we must keep the meeting moving along accordingly.

Treasurer's Report: Robert Starks reading for Donna Lask

Year to date income of \$1,398,205 is over budget. Fines of \$37,900 account for most of the excess. Year to date operating expenses are \$961,379 for a net income of \$109,458 after depreciation and bad debt expenses are deducted. Capital expenditures for road paving exceeded budget, however, since other expenses are under budget we remain within budget overall.

Secretary's Report: Robert Starks

Motion to approve the August 25, 2011 POA Board of Directors Meeting Minutes. Motion made by Robert Starks and seconded by Bill Blantz. Motion approved unanimously.

Community Manager's Report: Bruce Keller

We have signed a contract with the Morton Salt Company for \$72.17 per ton. This is well below other quotes we received.

The 4th Thursday of November is Thanksgiving. I recommend we change our Board Meeting to the 3rd Thursday, November 17, 2011 at the same time. Motion made by Bill Blantz to change the November Board meeting from 4th Thursday to 3rd Thursday, same time and seconded by Robert Starks. Motion passed unanimously.

Say no to drugs day is scheduled for October 8, 2011 at 10 AM. This is an annual event sponsored by your HVL Deputies and the Safety, Security and Elections Committee. The event will kick off with some words from, Aaron Negangard County Prosecutor. The drug dogs and their handlers will be there for their demonstration. Every year this event gets bigger and better, please plan to attend and invite everyone you can.

Keep America Beautiful Day is scheduled for October 15th. The start time is 9 AM at the Community Center.

COMMITTEE REPORTS:

Safety, Security & Elections Committee Report: Larry Rohling

No report.

Lakes Committee Report: Dave Patterson

There was a no-wake discussion. We will always have this in the beginning of the meeting, but need new ideas. Crystal Lake was inspected, in good shape, but need a permit and overflow sluice area. Lake Patrol feels some motors are mis-labeled and asking office to institute getting model numbers which indicate the size of the motor. Dredging will begin in October and continue into December. The office has sent out letters to lakefront property owners asking them to give details of geo-thermal and watering systems. The bridge at the sluice gate was discussed and some feel that it should be widened to accommodate bikes, etc.

Parks & Recreation Committee Report: Mark Hemmerle

Request the Board of Directors approve a motion to accept the revised Deer Cull Policies for the 2011/2012 culling season as a first reading. (Attachment A) Motion for discussion by Robert Starks and seconded by Bill Blantz. Motion for discussion passed unanimously.

Ashley Howe read a prewritten statement regarding the Deer Cull.

This initiated a lengthy discussion among all present as to minors observing the culling, deer tree stands, qualifications, etc. and the motion passed unanimously as a first reading.

Request a motion to approve the revised Deer Cull program for a first reading. (Attachment B) Motion for discussion by Robert Starks and seconded by Bill Blantz. Motion for discussion passed unanimously.

After some discussion regarding square footage of HVL, the flyover, etc. the motion passed unanimously as a first reading.

Request a motion allowing the Parks and Recreation Committee authority to move forward with the bidding process for the Pool House and the Wading Pool with the stipulation that they must stay under the budgeted \$300,000 for the Pool House and \$85,000 for the Wading Pool. Motion for discussion by Robert Starks and seconded by Bill Blantz. There was no discussion and motion passed unanimously.

Finance Committee Report: John Reiniger

Request a motion approving the August, 2011, financial reports. Motion made by Robert Starks and seconded by Bill Blantz. Motion passed unanimously.

Streets and Drainage: John Getzendanner II

No report.

Architecture Committee Report: Pat Hawkins

The following Performance Bonds for Return for September:

Lot 33 Ray Meeker 868 Hickory Road \$500.00

Signed by Rick Manion, Jesse Jones, Donald Yetzer, John Getzendanner II

Lot 1930 James Lowery 20072 Cravenhurst Drive \$1,020.00 (\$980.00 still on deposit.)

Payable to Hidden Valley Lake for paving of road damage.

Motion to approve the Performance Bond Returns by Robert Starks and seconded by Bill Blantz. Motion passed unanimously.

Future Planning/Political Action Committee Report: Scott Mitchell

No report.

Several people spoke regarding the baby pool and what their expectations are.

Old Business: None

New Business: None

Motion to adjourn by Bill Blantz and seconded by Robert Starks. Motion passed unanimously.

Adjournment: 8:07pm

Minutes Prepared by Gloria Weber

Minutes published in this paper are abbreviated and a full account can be heard online at

www.hiddenvalleylakepoa.com

Any attachments can be viewed online at www.hiddenvalleylakepoa.com

Attachment A

**Hidden Valley Lake Property Owners Association Deer Management
Bow Hunting, Deer Culling Program Rules**

The following Hidden Valley Lake Property Owners Association Deer Management Bow Hunting, Deer Culling Rules have been created for the specific purpose of defining how and when deer shall be culled within Hidden Valley Lake (HVL) Subdivision during times certified only by the HVL POA Board of Directors. During the certified culling times, an **HVL POA Deer Culling Tag** shall be issued to approved hunters for the express purpose of granting them 1) permission to discharge a bow-type weapon within HVL, 2) to harvest deer within HVL and 3) to hunt only in approved culling zones within HVL.

I. Culling Zones

- A) All community property within HVL may potentially be designated as an approved culling zone.
- B) All culling zones shall be approved by the HVL POA Community Manager and the locations shall be documented at the HVL POA Office. Any person desiring information about the locations of these culling zones may obtain that information from the HVL POA Web site or from the HVL POA Office.
- C) Private property may be used to extend the size of a culling zone provided the property owner gives written permission by signing a **Property Owner's Waiver**.
 - 1) The property owner shall be provided the names of the hunters assigned to use the approved culling zone that includes their property.

- 2) Any private property approved for the use of extending the size of a culling zone shall be adjacent to community property within HVL.
- 3) More than one hunter may be assigned a single culling zone and/or a single hunter may be assigned more than one culling zone.

II. Deer Culling Applications

- A) An **HVL POA Deer Culling Permit Application** shall be submitted in person to the HVL POA Office. Incomplete applications, late or faxed applications and duplicate applications shall not be accepted.
- B) Applicants must be twenty-one (21) years old or older and first priority for qualification shall be given to HVL POA members in good standing. Hunters between the ages of eighteen (18) and twenty (20) may apply to the HVL POA Community Manager for special consideration.

III. Hunter's Qualifications

- A) Each licensed hunter candidate shall participate in and pass an **HVL POA Archery Proficiency Test**. To qualify, the candidate shall place four (4) out of five (5) arrows in an eight (8) inch circle with the equipment the applicant plans to use during the HVL deer culling season. The distance for the **HVL POA Archery Proficiency Test** shall be twenty (20) yards. Candidates shall be allowed two (2) opportunities to qualify. The proficiency test shall be supervised by the HVL POA Community Manager on a date to be announced.
- B) Each hunter submitting an application shall show proof that he/she has successfully completed a State of Indiana or federally-approved **Hunter Safety Education Course**.
- C) The HVL POA shall issue an **HVL POA Deer Culling Tag** to qualified hunters that shall be worn visibly displayed at all times when hunting.

IV. Harvested Animal Procedures

- A) Qualified hunters shall record all harvested animals at a State of Indiana Check-in Station and shall submit a separate **HVL POA Deer Cull Report** to the HVL POA Office.
- B) In the event that a disabled or killed deer is located on unapproved private property, the following procedure shall be followed:
 - 1) The hunter shall immediately notify the POA Office (if open) or the HVL POA Deputies by phone before entering the private property and attempting to remove the deer.
 - 2) An HVL POA Deputy shall be dispatched to notify the private property owner and shall request that the hunter be allowed to remove the deer from the property.
 - 3) Upon successfully notifying and gaining permission from the property owner, the hunter shall enter the property and, under the deputy's supervision, shall properly remove the deer.
 - 4) In the event that the private property owner cannot be successfully notified, the hunter shall be authorized by the HVL POA Deputy to enter the private property and, under the deputy's supervision, shall properly remove the deer.

- 5) In the event that the property owner is successfully notified and refuses to give permission to allow the deer to be removed from the property, the responsibility of disposing of the deer shall lie with the property owner.

V. Culling Dates

Culling dates and times shall be determined by the HVL POA Board of Directors each year as needed. The dates shall generally fall within the Indiana Department of Natural Resources' (INDR) hunting season subject to any extension granted by obtaining a special IDNR Fish and Wildlife Permit to extend the cull season or request certain exceptions to the standard IDNR requirements for bow hunting. Should that permit be applied for and granted, the HVL POA shall notify all persons involved in the HVL Deer Management Program of the new Culling Date Schedule and/or Deer Culling Program Rules changes.

VI. Rules and Regulations

- A) Each qualified hunter shall attend a mandatory **Orientation Meeting** conducted prior to the start of the HVL deer culling season. The meeting will cover HVL POA Deer Culling Program Rules, reporting instructions, hunter etiquette and hunting zone assignments. During the meeting, a **Hunter's Liability Waiver** shall be signed by each qualified hunter in attendance and the original copies shall be filed with the POA Office.
- B) Upon assignment of qualified culling zones, all hunters assigned culling zones that include private property shall collect a signed **Property Owner's Waiver** from the property owner(s) involved. The original copy of each signed **Property Owner's Waiver** shall be filed with the POA Office and a copy of the appropriate form shall be carried by the hunter at all times when hunting.
- C) Hunters shall hunt at all times from a surface elevated from the deer.
- D) Hunters shall only hunt within their assigned culling zone(s).
- E) A hunter physically located on private property shall only shoot in the direction of an approved culling zone.
- F) Hunters are encouraged to communicate with other hunters in adjacent zones before selecting a stand site in their culling zone.
- G) All hunters shall use a safety belt or rope while occupying a tree stand. Tree stand locations are subject to approval by the Community Manager.
- H) All tree stands shall be removed after the culling season is completed.
- I) Hunters shall be provided with the phone number of a food pantry that can be notified if they determine that they do not want the deer meat that they harvest. If the hunter chooses to donate the deer meat, the HVL POA shall reimburse the hunter for the cost of the Indiana State Deer Tag.
- J) Field dressing will only occur in approved areas. After field dressing a deer, the hunter shall remove the carcass and the other remains from the area. The bagged remains will be disposed of in an area designated by the HVL POA Community Manager. [process of notifying Deputy/Community Manager to ensure area was properly cleared]

- K) All deer culling counts and deer gender quantities shall be determined yearly by the HVL POA Board of Directors.
- L) Still-hunting, defined as the continuous movement of a hunter through an animal's environment, shall not be allowed.
- M) The use of decoys shall not be allowed.
- N) No harvested deer shall be openly displayed anywhere within HVL.
- O) All arrows used in an HVL POA Deer Cull shall be clearly marked with the hunter's HVL POA-assigned Deer Culling Permit number.
- P) Should a hunter need to access an assigned culling zone outside of the approved culling times, the hunter shall first notify the HVL deputies.
- Q) In addition to the Hidden Valley Lake Property Owners Association Deer Management Bow Hunting, Deer Culling Program Rules, all State of Indiana DNR Hunting Rules apply.
- R) The HVL POA Board of Directors and/or the HVL POA Community Manager reserve the right to suspend or cancel all deer culling privileges within HVL at any time and certain violations of the Hidden Valley Lake Property Owners Association Deer Management Bow Hunting, Deer Culling Program Rules may be subject to POA fines of up to \$1000.00.

Attachment B

Hidden Valley Lake Property Owners Association Board of Directors Deer Culling Program Recommendation 2011/2012 Season

As part of its Deer Management Program, The Hidden Valley Lake Property Owners Association (HVL POA) Board of Directors shall review the status of the deer herd population within the Hidden Valley Lake Subdivision (HVL) each year and shall determine the necessity of conducting a deer cull.

The following information is part of the HVL POA decision-making criteria:

- 1) The Indiana Department of Natural Resources (IDNR) recommends a deer herd population of approximately twenty (20) deer per square mile.
- 2) HVL consists of approximately 2.45 square miles, resulting in a recommended deer herd of approximately 50 deer.
- 3) The IDNR estimates that a deer herd population grows between 1.2 and 1.8 times during a year, for an average growth rate of approximately 150% during a year.

- 4) During a fly-over paid for by the HVL POA and conducted in March 2011, there were 174 deer counted within HVL.
- 5) Applying the IDNR's 150% estimated deer herd population growth rate, it is estimated that the size of the deer herd population within HVL to be 260 (174*150%) in the late fall of 2011.

In consideration of the protection of HVL natural resources and the safety of its residents, the HVL POA Board of Directors approves that:

- 1) A deer cull shall be conducted within HVL during the 2011/2012 Indiana hunting season.
- 2) The deer cull shall be conducted under the strict guidelines of the published Hidden Valley Lake Property Owners Association Deer Management Bow Hunting, Deer Culling Program Rules.
- 3) The deer cull shall be conducted during the Late Archery Season hunting season as defined by the INDR, but shall initially be limited to December 3 through December 23, 2011.
- 4) The HVL POA shall apply for a special INDR Fish and Wildlife Permit to extend the culling season if necessary to achieve the target number of deer or to request certain exceptions to the standard bow hunting regulations during the 2011-2012 season.
- 5) The target number of deer to be culled during the 2011-2012 season shall be between 125 and 150.
- 6) No antlered deer shall be taken during the 2011-2012 cull season.