

**Hidden Valley Lake**  
Property Owners Association  
Board of Directors Meeting  
**September 25, 2008**  
APPROVED

**Board of Directors Present: Bob Starks, John Fruin, Bill Blantz, Donna Lask, and Karen Shell.**

**Community Manager Present: Bruce Keller**

President Bob Starks called the September 25, 2008 Board of Director Meeting to order at 7:03 p.m.

The meeting began with the Pledge of Allegiance.

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

I have had several questions concerning the "Minutes of our Board meetings". Our written minutes of Board meetings are a synopsis of the actual meeting. The minutes are condensed and not a word for word account as is typical for most Boards. However, all of our meetings are recorded and available on our web site for those interested to hear a complete record of the actual meeting.

This has been another very busy month at the POA. I have also had several questions concerning the new informational signs. I know the one at the front entrance has been installed but the sign location for the Morningside entrance has been a quagmire due to the amount of fiber optic cables in that area. I am sure Bruce has the details.

Your finance committee and several Board members have also been very busy as we gear up for the 2009 budget planning. Our theme for 2008 has been and will continue to be, "Meet or Beat the Budget while maintaining excellent amenities". Both your Board and the finance committee believe in a "Balanced Budget" and we will do our very best to accomplish this goal.

Everyone is invited to attend the Capital Budget prioritization meeting which will be held this Saturday morning at 10:00 here in the Community Center. However, there is only one vote per committee. This meeting will be facilitated by George Lortz, who did an excellent job last year. All chairpersons or their delegate are urged to please attend. The various committees are the ones who will dictate the priorities for next year's Capital improvements.

I am pleased to announce that Linda Estes received a letter thanking her and the community for our support of Joel Sinclair. Joel is one of our deputies and is

currently serving in Iraq. Tim & Sue Nobbe from Operation Thank You has had this letter framed and requested the HVL POA Board to present this letter to Linda Estes in recognition of her fine work and leadership.

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

Income was over the budget by \$18,065. The reason that the income was over budget was mainly penalties and fines. Penalties are due to people paying late or not having paid yet and those are assessed the month after payments are due. Penalties were booked \$20,261. The budget is only \$3,300. Fines were \$4,087 versus \$1,200 in the budget. The Fitness Center was the only area where income was under budget of \$6,000 and the actual amount is \$2,872. All departments were under budget again and spent less than was budgeted. All and all we had an operating income of \$6,405 which is better than budget by \$41,786. Year to date actual is better than budget by \$71,079. August is our worst month for cash flow because of semi-annual real estate taxes paid and the road paving some of which is expense and \$100,000 in which is capital. Those were budgeted before, so they do not have an unfavorable impact compared to budget. Bottom line is we're doing very well this year in keeping within our budget and should end up with a positive cash flow for the year.

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

**Karen entertained a Motion to approve the August 28, 2008 POA Board of Directors Meeting Minutes. Bill Blantz made the Motion and John Fruin seconded the Motion. Motion carried unanimously.**

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

Request a motion allowing the POA to charge a 75 dollar fee for the rental of the lower level of the Community Center and for the Pool parties. These funds will be used for cleaning and any wear and tear on the facility. Our current process of inspecting before the residents leave the facility has proven itself inefficient. **(Second Reading)**. It will cost us 50 dollars to have a part time employee come in and do the clean-up or to have a contractor do it. The rest of the fee would go for replacing things when needed. Last month the Board requested that Hidden Valley Lake affiliated clubs would not need to pay. We would request that they clean up after themselves.

Bob mentioned that everyone has been busy and that is a fact:

The office has been busy doing the prep work on the 2009 budget.

Maintenance has been busy catching up after repairs on Crystal Lake and a bad wind storm.

Security, as usual has been vigilant identifying handbook violations.

Let me assure you as a community and our employers, you are getting your monies worth.

Thank You!

3 of the 4 information signs have been installed and the 4<sup>th</sup> will be installed by next week.

**Second reading - Bill Blantz made a motion to charge \$75 for rental of the lower level community center, and for pool parties, of which the \$50 is for the clean up and \$25 for the replacement of items due to wear and tear.**

**Karen seconded the motion. Donna amended the motion to add a clause to separate the community center and the pool fees. There was much discussion on this issue, so the Board agreed to TABLE it and asked Bruce to bring two separate proposals for the pool and community center to the next meeting.**

**COMMITTEE REPORTS**

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

**George Lortz moved for the Board to form a special committee reporting directly to the Board of Directors to investigate the deer population, concerns and issues in HVL. Motion made by Donna Lask and seconded by Karen Shell. There was much discussion and the decision was made to send the issue back to the Parks and Recreation Committee for possible fact finding.**

**Judicial Committee Report:**

**Nothing to report.**

**Architectural Committee Report: Jeff Fuell**

Jeff Fuell mentioned that he wanted to make sure that the committee got a copy of the Performance Bonds Returns before the Board meeting.

The following Performance Bond Returns were read by Karen Shell:

<b>Lot #1993</b>	<b>19713 Ventura Drive</b>	<b>Steven &amp; Cynthia Haffey</b>	<b>\$1,000</b>
<b>Lot #1587</b>	<b>1176 Monteray Circle</b>	<b>Haffey Homes</b>	<b>\$1,000</b>
<b>Lot #2947</b>	<b>21161 Bellemeade Drive</b>	<b>Amy &amp; Gregory Werner</b>	<b>\$ 500</b>
<b>Lot #2955</b>	<b>21241 Bellemeade Drive</b>	<b>Robert &amp; Lenna Elam</b>	<b>\$ 500</b>
<b>Lot #0461</b>	<b>20279 Longview Drive</b>	<b>Wm &amp; Mary Ann Tracewell</b>	<b>\$ 500</b>

**Karen Shell made a Motion to approve the Performance Bond Returns and Bill Blantz seconded the Motion. The Motion carried unanimously.**

**Request a Motion to accept Robin Harrison’s resignation from the Architectural Committee. Bill Blantz made the motion and Karen Shell seconded. All in favor.**

Water pump covers on the lake – The Lakes Committee did not meet this past month and they were going to look at this first, so we’re going to table that.

**Second Reading -Request a Motion to add POA Office Administrative approval for fuel tanks. Section 6-4 Item 30. Twenty (20) lbs or less needs no approval. Over twenty (20) lbs needs POA Office Administrative approval. John Fruin made the motion, seconded by Donna Lask and the motion passed unanimously.**

**Second Reading - Request a Motion to replace the current fence rules with the following #3 item in addition to saying that chain link fences are not permitted anywhere on the property. John Fruin made a motion, there was no second. Motion failed.**

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

Don Wittekiend asked Bruce to bring everyone up to date on the Community Building property taxes. Bruce reported that at this point, we're simply waiting for a hearing to be scheduled.

Don mentioned that George Lortz is getting information on the POD rules for the committee to review and that it is still in process and just as soon as we get that information we'll let you know.

**Lakes Committee Report: Dave Patterson**

Dave Patterson reported that lake tests for e-coli were conducted, and the Marina was a little high. This is not high enough to be a danger and is a result of a large number of ducks living on that portion of the lake.

Two residents have met the requirements for becoming Committee Members. They are Dan Beckman and Eric Fox.

**Motion to approve the appointment of Dan Beckman and Eric Fox to the Lakes Committee made by Karen Shell, Donna Lask Seconded and Motion passed unanimously.**

**Civic Club: Nothing to Report.**

**Finance Committee Report: John Reiniger**

**Request a Motion to approve the Finance Report for August 2008  
Motioned made by Donna Lask, Bill Blantz Seconded and Motion passed unanimously.**

Bob Starks expressed a public Thank You to John and the rest of the Finance Committee for all the hours that they put into doing the books and coming up with all the questions and answers. Bob commented that most people just don't see the amount of work that goes into this, and he really appreciated it.

### **Security & Elections Committee Report: Becky Lortz**

Becky Lortz reported that there had been no meeting in September. They did have a Presentation for the Golf Cart Vehicle Rules. Bob Starks stated that the questions from the attorney had been answered, but that wasn't until 6:00 pm today. The Board hasn't had a chance to give it to the committee to talk about. Bob also stated that there was no motion on the table at this time; therefore, it is not open for discussion. Becky mentioned that their next meeting would be one week from tonight upstairs at 7:00 pm and welcomed anyone who wanted to come.

**Old Business: None**

**New Business:**

Trudi Malhotra asked if we could discuss the deer issue. After a few minutes of discussion Mr. Starks reminded her that the issue had been sent back to the Parks and Recreation Committee for fact finding.

**Adjournment: Meeting adjourned at 8:18 pm**

**Minutes prepared by Judy Kyle-McAdams**

