

# Hidden Valley Lake

Property Owners Association

Board of Directors Meeting

September 24, 2009

APPROVED

**Board of Directors Present: Robert Starks, Donna Lask, Jeff Fuell and Bill Blantz**

**Board of Directors Absent: Karen Shell**

**Community Manager: Bruce Keller, absent**

President Robert Starks called the September 24, 2009 Board of Directors Meeting to order at 7:01 p.m. The meeting began with the Pledge of Allegiance.

## **President's Report: Robert Starks**

Please turn off your cell phones.

Unfortunately Karen Shell is ill and can not attend tonight.

Also Bruce will not be here tonight. Bruce was honored with an invitation to the Pentagon for a special event to honor a respected Commander who is currently retiring. In Bruce's absence, I wish to give him an Atta-boy on professionalism and I hope you agree. Like many of you, Bruce has a customer service job. It is not always easy and in the heat of opposition you may not realize it, but Bruce handles your concerns with dignity and with the greatest respect for the individual. Whenever Bruce discusses a situation with me, he is never demeaning to anyone.

On other news, the Shelter over by the Pool was deteriorating beyond repair and has been removed. The broken concrete was only 1 ½" inches thick in some places which helps to explain the large cracks. The concrete and shelter will be replaced and will be a much better structure when it is finished. Also all of the old playground equipment has been removed and will be replaced.

On another subject I have outlined a set of operational rules for the POA and the Board to follow. I believe this includes the requirements for ethical behavior that you expect from your community leaders. As an example, you own the POA and if a decision is made to sell an item, you should have an opportunity to purchase it. I also believe that you expect us to get competitive bids on contracts. This Board has insisted on competitive bids but there is no written requirement for this currently. There are also other operational areas that are documented to meet the community's expectations. Copies of this document are available and your comments are welcomed.

The next Coordinating Council/Team Meeting is scheduled for October 29<sup>th</sup>. This meeting is planned for setting budget priorities and finalizing the 2010 budget. This eliminates the need for a Saturday morning budget meeting. We hope everyone finds this to be a convenient time for the budget meeting. Please mark your calendar for the 29<sup>th</sup> at 7:00PM.

On another note I really enjoy meeting our many HVL neighbors and I hope to see you around the valley, at Willies or hopefully at one of the upcoming Civic Club events.

Thank you,  
Bob Starks.

**Treasurer's Report: Donna Lask**

Income for the month was \$181,358 which is \$8,677 greater than budget. Cable revenue and phone book income accounted for most of the increase. Total monthly expenses were \$185,028 which exceeded budget by \$3,766. Property taxes were \$4,250 over budget. The net operating loss for the month was \$3,670, an improvement over budget of \$4,911.

Year to date August our net operating income is \$21,659 better than budget. Year to date our capital expenditures have been \$153,094 with \$96,360 spent on roads and \$26,923 to principal payments on the community center mortgage. A total of \$211,560 was budgeted for the year so we have \$58,466 remaining.

**Secretary's Report: Jeff Fuell**

**Motion to approve the August 27, 2009 Board of Directors Minutes. Motion by Bill Blantz and seconded by Donna Lask. Motion passed unanimously.**

**Community Manager's Report: Bruce Keller – read by Robert Starks**

First of all I would like to thank the Board of Directors for allowing me to miss my first Board Meeting since becoming your Community Manager 41 months ago. As you know, I was invited to the Pentagon as a guest for my old Commanders Retirement Ceremony. I consider it an honor as he is one of the finest military officers I ever worked for. No doubt, I will see many old friends that I had the honor of serving with over the 26 years I was in the Air Force. Rest assured that as we are comparing notes, I will hold my head high when I tell them that I am your Community Manager.

With that said, I would like to note some great things going on in our community. We are in the process of replacing playgrounds, repairing picnic pavilions, finishing walk paths, and working on a comprehensive plan for dredging the Lakes. As I have said in the past, it is hard to find something negative concerning HVL. Yes, we can always do something better, and with the help of our many volunteers and the outstanding employees I have the pleasure of working with, we will. Thefts from vehicles are on the rise and as usual most are not locked. Please lock your vehicles. Thanks! P.S. Don't talk bad about me!

**Second reading of motion to adopt the Hidden Valley Lake Illicit Discharge Detection & Elimination Rules & Regulations. Motion by Donna Lask and seconded by Jeff Fuell. After a brief discussion motion passed unanimously.**

**COMMITTEE REPORTS**

**Streets & Drainage Committee Report: John Getzendanner**

Our roads do not have base that extends into the shoulders. For this reason the edges can be damaged by heavy traffic. Roads are in pretty good shape right now. Next year the worst areas will be repaved and one mile of a major road in ¼ mile increments.

**Judicial Panel Report: Emmy Myers**

No report.

**Architectural Committee Report: Bill Minnery**

No report.

The following Performance Bond Returns were read by Jeff Fuell.

**Lot 3125      Edward & Helen Reichert   1407 Brookridge Circle      \$500.00**

**Motion to approve the Performance Bond Returns by Bill Blantz and seconded by Donna Lask. Motion passed unanimously.**

**Civic Club Committee Report: Robin Harrison**

No report.

**Finance Committee Report: John Reiniger**

**Motion to approve the August 2009 Financial Reports by Donna Lask and seconded by Jeff Fuell. Motion passed unanimously.**

There was a discussion about the automated phone message of September 12, 2009. The Finance Committee was incorrectly quoted as saying we have “unanswered questions” regarding withdrawal from IURC. This statement is completely false and as a group we do not appreciate such unnamed parties speaking on our behalf. Disseminating this information was a disservice to the community and we would like to see it stopped.

We also discussed bids for a data base for the front office and the need to revise the bid process.

**Safety, Security & Elections Committee Report: Bob Sypniewski**

Request a motion “That the HVL POA Handbook – Section XV – Persons Rules be amended to include a definition of disorderly conduct be rescinded. Our committee has reviewed the stated definition of disorderly conduct and we feel it is adequate.

**Request a motion allowing Larry Rohling to fill the Chairman’s position of Safety, Security and Elections Committee, replacing Bob Sypniewski. Motion by Jeff Fuell and seconded by Bill Blantz. Motion passed unanimously.**

I will now turn over the report to Larry Rohling.

I would like to thank Bob Sypniewski for a great job and thank the committee as a whole.

The Drug Awareness Program was in the Echoes and again thanks to the people who were involved in it, the management, and the POA Board for supporting it. We are looking into speed bumps and Jeff Fuell has provided us with an idea. Bruce Keller is writing a letter to Bill Black regarding our Haz Mat situation. I want to remind everyone that school is in session and children are standing on the sides of the roads. We welcome anyone to come to our meetings to discuss anything that may be of interest to you.

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

We have decided to suspend two projects. The front entrance is on hold with just a list of quick fixes. Also the amphitheater area is now open and being used for T-ball. Trees still to be removed for ability to see the lake. We have another walking path completed and have received good feedback. Thanks to the Maintenance Department who has done a lot of work on these paths. We have the need for additional parking and several ideas were discussed. All wooden playgrounds have been removed and new equipment has been purchased for the 77 Acres. It will

be delivered in October and we will be calling upon people to help assemble it. There is a need for a partial fence to protect children while playing at the 77 Acres. The shelter at the pool has been removed and will be replaced with better concrete construction and a wooden structure covered with aluminum veneer. There will be a special meeting to discuss the current deer situation in HVL scheduled October 13, 2009 at 7:00 in Willie's lower level. There was some discussion as to what the remedy would be and if the Board will make that decision. George stated that there will be a survey in January 2010.

Request a motion allowing the Community Manager to install two picnic pavilions sized 10' x 12' at the beach. At this time we will only pour the pads. The rest of the installation will be pending approval of next year's budget. The colors and style will be presented at a future Board meeting. Motion to discuss by Donna Lask and seconded by Jeff Fuell. After a lengthy discussion Robert Starks stated that Bruce Keller would have to provide the plot plans for the concrete pads before the Board could approve.

Jim Ulrick questioned George Lortz about the Front Entrance project and since it rated so low on the survey why continue. George stated they are not going to abandon the project, just putting it on hold.

#### **Lakes Committee Report: Dave Patterson**

A resident attended his meeting and asked if there was rule for Quiet Time on the lake. General noise rules appear to be sufficient. Common courtesy and common sense would again take care of the issue. Another resident expressed concern over the trespassers on the dam and becoming a "pay lake". Bruce did some checking and found out that guest fishing passes are not a problem. Another resident asked about the training for maintenance on the small lakes. Bruce said he will be on the look-out for applicable training classes. Another resident had concerns about the slalom course and time involved in setting it up and taking it down. Dave did not feel this is a problem and many residents are using the course. Paul Rolfes reported that things were good on the lake. They have been using radar guns and telling people to slow down. Jerry Young reported that the lake is in good shape as relates to clarity and Oxygen content. Eric Fox and Steve Wirth will be addressing plans for dredging along with Bruce who is getting a bid from the engineer who has been working with us on the dams for many years. Becky Lortz said there is a lot of noise after midnight on the lake. George Lortz said he saw that only one lake citation had been written in August. Emmy Myers said that Lake Patrol gives verbal warnings to people. Dave said that is the purpose of Lake Patrol to maintain safety on the lake, not to give citations. This is a recreational lake.

#### **Political Action/Future Planning: George Lortz**

No report.

#### **Old Business: None**

#### **New Business: None**

**Motion to adjourn by Jeff Fuell and seconded by Bill Blantz. Motion passed unanimously.**

#### **Adjournment: 8:30 pm**

**Minutes Prepared by Gloria Weber**