

Hidden Valley Lake Association

Bad Deals for Owners

Controlled by “Authoritarian” Small Groups –

- Authoritarian Golfers & Members - Believe They Are “Elite” & “Superior”
- Bullies - Harass & Threaten Challengers

Rigged Elections –

- Documented Fraud
- Widespread Member Apathy (less than 30% vote)

Sham Governance –

- Authoritarian Control for 30+ years (incl. Water District – “CSD”)
- Golf-Oriented Directors Predominate; All Others Quit or Get Recalled
- Directors have NO Realistic Qualifications or Ongoing Training
- Committee Recommendations Selectively Ignored
- Poor Critical-Thinking, Problem-Solving & Decision-Making Skills

Very Costly Golf –

- 18 years of Losses; Paid By Members Dues; **\$769,000 LOSS in 2017**
- NO “Business Plan” - despite 2 consultants advice (2015)
- Less Than 5% of Association Owners Play

Unsound Finances –

- Underfunded Reserves - 2014 = by \$10-13 Million; Now = 27%
- False-Reporting of Assn. Fiscal-Health 1995-2016 -- Still?
- Golf Services Richly-Funded; All Others Grossly Under-Funded
- Responsible parties (for above) never held accountable

Inferior Management –

- Inadequate Fire/Flood Protection Plan
- Community Ctr. Condemned/Demolished 2017 - Not Replaced
- Management Heavily Influenced by Authoritarians - 13 GM's in 26 years
- Many Out-of-Compliance Properties, Continuously
- Drainage Culverts Not Maintained (common areas & owners')
- Kids Play Equip. Not Maintained
- Under-Performing Managers Often Retained
- Lake Shores – Frequent Build-Up of Goose Feces
- Security - Costs 21% of Member Dues