

HIDDEN VALLEY LAKE BOARD MEETING 8/24/17

Though I'm no longer documenting HVL Board meetings like I used to do, I've decided to post some notes when there are important highlights. I couldn't stay for the entire meeting but here's some of what I witnessed. We started late because the Board was busy approving contracts for demolition of the Community Center. In the interests of time we will no longer be getting reports directly from managers. The reports will go to General Manager Ed Simpkins. Tonight sounded busy so he chose to give the Directors a report on paper. We will get to hear details when the agenda isn't so full. Basically all departments have been focused on budgets for next year.

I didn't quite catch what was being said but I do know that GM Ed Simpkins asked for a change of lawyers. (I don't know how many we have.)

Bruce Brashares resigned as Secretary for the Board. He is remaining as Director. His reason for quitting was because he was against Mike Rankin being Acting President.

We are looking to build permanent restrooms with showers in time for the 2018 pool season.

Stephan Verhaart and Bruce Brashares presented alternative proposals for replacing the community center, the Hartmann building, the maintenance building, and for dredging the lake. Basically they feel the Hartmann should be rebuilt before the community center. I won't go into the details of how and why. Verhaart threw out a figure of \$400,000 for design and \$250,000 for project manager, for each building. What we have in reserves and what we will have remains murky.

After much discussion the unanimous vote was to set aside \$1,300,000 for planning and design of two buildings in 2018. No one said that latter number, they kept saying \$800K and then \$250K for each project manager, but that's how it adds up for me. Their hope is to start building both in 2019. Then Stephan Verhaart mentioned pushing the lake sediment project back to at least 2019 (again?). Meanwhile Matt Woodard explained that they were desperate for the new maintenance building and that it can't wait. They have one over 1,000 sq ft

now; want something in the range of 4,000 sq ft. Because this is a much smaller project, it will be handled by GM Ed Simpkins.

A BAR written by the Commons Committee was read by Rose Spitzer. They feel the community center should have first priority because HVL needs a vibrant gathering place. Matt Metcalf is working so hard at making the Greenview a viable business that he should be allowed another year to show the potential of this restaurant.

It appears to be a done deal that we will have at least one more town hall meeting before our November elections. Many on the Board are eager for input from the community. Acting President Mike Rankin said we need community consensus on how we want to use these buildings and more.

Rosalie Cooke – HVL Forum (FB)

HVL Owner Advocate Perspective --

This Board meeting revealed:

Lack of “Strategic Planning” and Consequences

HVLA has had no “Strategic Planning” (SP). Two consequences of this are an over-emphasis on short-term tasks, e.g., re-building, and the continuation of spending on fiscally dysfunctional services, e.g., Golf Ops.

Two larger, evermore critical consequences of this lack of SP are:

- Identification of community/member needs remain unknown.
- Directors are uneducated and unaware of the full meanings of “fiduciary responsibility” and “in the best interest of members.”

Not Mentioned or Further Delayed

- Golf Ops. Business Plan
- “AssociationVoice” transformation of website
- Lake sediment removal
- Comprehensive Fire/Flood Plan

- GM's staff review – noted but no information given
- Past Election Issues, e.g., significant irregularities
- "Need for community consensus" not noted until meeting end!
- No Financials Presented

Assumption of Director Knowledge/Orientation

There appears to be a general assumption that all current Directors as well as any new Director(s) are fully knowledgeable and properly oriented regarding their role and duties according to law. This is clearly not so and rarely has been in HVLA. Furthermore, several current Directors display fairly obvious inclinations toward favoring the interests of select member groups.

A Challenge

To anyone who can come up with a workable operational method of determining what is "in the best interest of members", that might be used in HVLA.