

Open HVL Board Meeting June 22, 2017

A quorum of five directors was present: Vice President Mike Rankin, Treasurer Steve Verhaart, Director Rose Spitzer, Director Diane Wiley Bowers, and Director Jack Worster. President Doug Berman did not attend. Secretary Bruce Brashares was on vacation.

Acting President Mike Rankin announced that Doug Berman has resigned both as President and as Director of the HVLA Board effective immediately.

A reorganization meeting is tentatively scheduled for Wednesday, June 28, 2017, at 9 am, dependent on whether Secretary Brashares is available at that time. Location would be the Activity Center, Admin Bldg. (I can't be there, can someone offer to comment on this for me/us?)

A call for applicants to fill that Director seat will be posted tomorrow in the usual HVLA communications outlets. July 21 is the closing date for applications.

Member Comments

Sandy Bayles asked for meetings to be recorded as was done with the town hall earlier this month. We have so much turnover in governance that we need a record we can revisit of what gets decided. She asked that the Board query our new lawyer once again on the subject. She quoted a report that said taped meetings expose the hot heads and bullies and bring decorum and more good.

Sandy Bayles also quoted Senate Bill 918 that requires annual updating of association members' contact information. If I understood right, HVL used to send the request to each household but now it's requested in the Views magazine in November and also accepted via email. Apparently there are those who don't keep HVL updated on their latest location. (Sandy, please correct me here if I didn't get this right.)

Interim General Manager's Report

Tonight was Rod Wood's last HVL Board meeting. He has extended his stay here twice (from 3 months to 8) and his wife won't agree to more time. However, he will help until a new general manager is on board. He said he enjoyed staying in the campground and even the 2 gunfights (sarcastically). The Board signed a card of good wishes and farewell.

Matt Woodard, Project Coordinator, reported that everyone was still waiting for a decision on the pool, prepared to do whatever is necessary to get it started. The weed abatement has been going smoothly with a July 1 deadline for empty lots. The dam project is also progressing. They have removed the trees toppled into the spillway and there is more to do. They have hired extra staff for taking care of the beaches. If you see any problem, please call the office, 987-3138. The Clean Lakes company is getting us a price on removing the cattails around the lake and at the campgrounds. The catch basins filled up and everything grew very quickly. Rod Wood reported that they're working on the drainage system and once HVLA's areas are cleaned up, they will ask homeowners to clear their drainage systems.

Kim Smith, Director of Accounting, reported that they are updating the Reserve Study in each department, ready for the budget season. Today Quickbooks was loaded onto the website. We might be able to get onto the new website soon, though not next week. The schedule depends on the Views publishing deadline. She also described how they're doing "Dialing for Dollars,"

calling for assessments to be paid. They average 15-20 per month, more are intents to pay than going to liens.

Superintendent Billy Witt, Golf Maintenance, reported they had 3 large tournaments on the golf course and received lots of compliments. Now the heat and pests and a need for lots of watering are keeping them busy.

Security Chief Ryan Royal had news of the emergency sirens. Next week an electrical vendor will do pre-wiring. The actual sirens are to be shipped on Monday. July 10 is the goal date to have them up, with the permit from Lake County expected tomorrow.

If you're using the beaches, be sure to have your amenity card with you. No glass and no fishing are allowed in the manicured sand areas.

Dogs are allowed only in the North Shore Dog Park and the "Canine Park" (dog run) out by the stables. No pets are allowed at Little Beach and Big Beach and the Marina. Chief Royal finally read the signs up at the beaches and new signs are going up asap indicating no dogs allowed. (Yes, the rules have changed.)

There is no smoking allowed in parks and beaches. These are smoke free facilities by HVL rules and State of California law.

Marijuana is allowed only in your home. Smoking weed is not allowed in public places.

Sign up for Nixle. When the sirens go off, you will get a Nixle message telling you what the siren means (whether to evacuate or whatever). To sign up for HVL Nixle, using your cell phone text HVLALERT333-111.

When the helicopters have to come in to pick up water for a wildfire, if you are on the lake, please evacuate to the edges of the lake. During the fire last week some kayakers were hanging around. This is very dangerous for all concerned. Security tries to alert people to get off the lake.

A lake patrol is scheduled for Fri, Sat, and Sunday unless security is short staffed and gets called away. They expect to be patrolling from about 10 am to "slowdown."

When juveniles are found drinking alcohol on the beaches, Security will contact their parents and also law enforcement.

Treasurer's Report

Treasurer Steve Verhaart presented options for rebuilding three buildings, the Community Center, the Maintenance Bldg, and the Hartmann Building. The options included rebuilding them all at once, rebuilding them in alternate years, and rebuilding in three years in a row. Although he presented numbers, all of it was estimates and projections as presented to the Board this month. None of this was final. It was an attempt to see what was possible. Not included in the figures were the costs of furnishing the buildings etc. It also does not include contingencies, demolition costs, etc. This was just for rebuilding the shell of the building. In looking at what it would do to our reserves, he did not take into account what we might need for the Lake Sediment Project. But the figures did account for funds needed to run HVL. I'm not going to attempt to repeat all his projected numbers except the bottom line. His cost estimate for replacing all the buildings is a total of \$6,315,00. One scenario estimates 5%

increase in assessments for two years, a 6% increase for one year, and then we drop to a 2% increase. Another option, the one where we do it all at once, Verhaart estimates a one time assessment of \$871. He assumes if we spread out the projects over several years, we can expect increases of 3 to 7.5% over the next four years. (I know we will have more meetings and reports to help with the decision so you will have a chance to see actual numbers and compare the costs. The tricky part is how low our reserves will go, and the amount of risk we're willing to accept. I will assume you can get the Treasurer's Report and copies of his charts at admin.)

Old Business

The reviewed fines and rules will be published in the August 2017 issue of Views magazine.

The discussion about email communication among the Board was postponed to the next meeting.

There was a question about whether weed abatement was to be finished on June 15 or July 1. The deadline rules will be reviewed. It seems the change to the June 15 date was set only for 2016. Someone will check and let us know.

After much discussion about the safety of using the pool (repetition of last week's meeting I thought), and the concern that by the time they would order and deliver toilets and showers, which takes 3.5 weeks, there would be only 4 or 5 weeks left in the season, the Board voted against having the pool open this year. No pool season this year.

The Board did vote to reimburse members who pay for membership at the Middletown pool. Based on IGM Rod Wood's comments, we are still negotiating just how much that pool will be open, particularly for lap swimming and swim lessons. (I thought last week it was pretty much a done deal but it still seems to be something being worked out with Lake County.)

New Business

Director Jack Worster had researched an HVLA mission statement and Strategic Goals. Some of this was work he did 20 and 10 years ago. The purpose is to guide committees about what to do. These are lofty ideas, too lengthy for here, that will appear in HVLA communications like Views and hvla.com.

Acting President Mike Rankin asked that HVL reinstate a Commons Committee. Now is a good time to involve them in the planning of buildings. The Board approved the request and immediately several members at the meeting signed up to be on the committee. Meetings are always open to members should you be interested in being on the committee in future.

The Budget Schedule was accepted by the Board. There will be 8 meetings open to members, spread out July 1 through September 28. (I had details posted in previous minutes.)

The meeting was adjourned after 9 pm.