

## **Highlights - HVL Open Board Meeting October 29, 2017**

### **Member Comments** –

1. Member stated he is against paying any more in subsidies for golf. He doesn't agree that a golf course raises property values to the benefit of anyone living here, only to real estate agents and the people who are moving out of the community, and maybe those landlords who feel it gives them a good reason to raise renter fees. As is, it undermines the financial integrity of the community.
2. The gate at Buckhorn and Fernwood needs to be secured. Right now motorcycles go back and forth all day without being checked by Security.
3. We have several construction sites now, some equipped with porta-potties. People have been seen using them as public restrooms. Shouldn't they be locked and used only by the personnel at the site? GM Ed Simpkins offered to look into it.
4. If a person is not on social media, there is no place for dissent in HVL. Once again there is a call for a Letters to the Editor column in the Views. Emails sent to the Board or to hvla.com are not seen by the entire community.

### **General Manager's Report** –

Once again in the interests of time, GM Simpkins pointed the Board members to printed reports they have received, and nothing for the members at the meeting. He did report that the radio antenna will be relocated from the Community Center next week. It will take about four days to do this. The Community Center will be demolished by October 15.

### **President's Report** –

Acting President Mike Rankin explained that many hours of work have gone into the budget process. The budgets are very tight as they set objectives for 2018 with the GM. He thanked them for their hard work and long hours.

### **Financial Report** –

Normally, Treasurer Stephan Verhaart makes a powerpoint presentation and paper copies are handed out. He does this every quarter. This meeting, though it promised a Budget Report, occurred a month earlier than his schedule. So we didn't get powerpoint nor printed copies and I couldn't read any of the numbers being shown on the screen in this long report. (Thus I am not reproducing his numbers and can't tell you the amount of subsidy for the golf course.) The new bathrooms for the swimming pool will be installed in 2018, hopefully in time for the swim season.

He expects the Hartmann Bldg to be demolished in 2019 and rebuilt by 2020, and the maintenance building to be done in 2020. Lake sediment removal is set for 2020.

Redoing the golf irrigation system is moved to 2027. Our system is only 10-12 years old. The system should last 45 years.

Repair of roads will be spread over 10 years, starting in 2020.

### **Committee Appointments** –

Director Bruce Brashares and Director Diane Bowers wanted a new set of rules: that anyone wanting to be on a committee must first go to at least one meeting. They were to vote in two new appointees but had to cancel one until the candidate has gone to one meeting. Ted Long has been added to the Golf & Greens Committee.

### **Committee Reports** –

ECC (Environmental Control Committee) is focused on the revisions of CC&Rs.

Commons: Each committee member is responsible for checking an amenity and reporting what needs to be fixed. Connie Steufloten arranges for this work to be done as soon as possible.

F&B: Matt Metcalf is showing a 40% increase in sales in the Greenview. They are focused on marketing.

Golf & Greens: This report got lost in Director Bruce Brashares telling us he's also now the liaison to the Lake Committee as well as the Finance Committee.

Security & Safety: Director Jack Worster described the subcommittee created jointly with ECC for environmental concerns common to both of them. They will be forming welcoming organizations, an orientation on what to expect at the HOA, etc.

### **Operating Budget Summary** –

HVL is planning to hire an IT person.

Revenues have increased by over \$800K, but so have costs.

The stables are at full capacity, can't make more there.

For several years, we were offered a discount on our assessment if paid in full in January. Last year it was a discount of \$62. The annual incentive will NO longer be offered. This full-year payment was a big help to HVL cashflow at the start of the year.

Green fees on the golf course will be increased but he didn't say how much. GM Simpkins kept pointing out where we brought in less than last year on the driving range, in giving lessons, in sales at the pro shop, in gas sold for golf carts, and even in golf cart rentals which brought in \$19,000 less. Meanwhile employee wages are going up as is health insurance. There are more explanations but I assume they will be printed in the November Views as usual.

Our assessments will be increased 10%. A lot with a home is \$2220 and an empty lot assessment is \$1692.

(This budget was accepted by all but one Director. Rose Spitzer voted no.)

### **Election Packages** –

Polls open 8am to 11 am for those who want to deliver their ballots in person. If mailing in your ballot, it is due in Southern California two days earlier. The open meeting will reconvene at 1:00 pm to announce the winning candidates. I didn't verify the location for voting but assume its the Coyote Elementary School.

The Board then held a discussion and they won't immediately choose officers among themselves as we've done in the past. This year they will first hold an orientation for the newcomers and then it seems they will choose officers before they hold an Executive Session in December.

Another change is that they will now add the word "incumbent" to the ballot for those who are on the Board and candidates for this same seat for next term.

Director Bruce Brashares reminded everyone of a discussion last year about creating a designated area for campaigning at the mail boxes. Some confused discussion followed and I didn't hear the outcome. Possibly they'll look it up for next meeting.

Project Coordinator Matt Woodard was asked to report on the new permanent toilets and showers to be installed at the swimming pool. The decisions about contracts and such were made in executive session. As Matt spoke they put up photos of the buildings. This is no longer a proposal, this is a done deal. Coyote Valley Construction will put up the building which apparently is pre-fab out of Oregon. (What gave me chills was that Matt loves the design so much that he hopes this sets a design for the community center too. We will get to decide how it will be used, but we will now want it to match the toilets. This decision did not go to the Commons Committee.)

Next Open Board meeting on October 26, 2017. Remember to go to the Candidate Meetings on October 4 and 7, and VOTE.

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## **Commentary**

Disclaimer: My commentary is meant to enlighten Members as to how well our Association performs on our behalf. I write from the perspective of extensive and intensive study of our Assn. and my extensive training/experience in organizational dynamics. This Commentary is based upon Rosalie Cooke's FB post, thus it is limited to her observations. It in no way is a reflection upon her reporting.

Issue of Golf Course (GC) enhancing property values: This is an oft raised issue to create the impression that our GC is a major and significant factor in our property values. This is a half-truth. The GC has some positive impact upon property values, along with numerous other physical and fiscal factors within our Community/Association. This is a conclusion from many studies, Nationwide, regarding this issue.

Unsecured gate: Further proof that HVLA being a "gated" Community and, therefore, "secure" is a MYTH.

No place to dissent: HVLA has a long, clear history of thwarting member dissent, e.g., recalling Directors, "bully sub-culture", ignored surveys. Even "public" FB sites are not safe places for members to express divergent ideas – many threats have been made there. The "Views" once had a "Letters To The Editor" column, but it was restricted to "positive" comments only.

GM's Report Unavailable to Members: This is, at least, the second time, our new GM has given reports to our Board with NOTHING made available to members.

Financial Report Unavailable to Members: Also, nothing new! Another means by which our Board keeps Members ignorant.

Lake sediment pushed to 2020: Lake sediment removal has been needed, discussed and requested since the early 2000's. It has been put-off and delayed by successive Boards, to date. This is an action consistent with the "willful failure" noted by recent GM, Rod Wood.

Committee applicants required to attend one meet: Why stop there? HVLA's "requirements" or "qualifications" for Directors as well as Committee Chairs are woefully inadequate. Thus, we end up with many "impaired leaders" in positions of influence.

CC&R revisions: Our CC&R's were contracted-out for revision at least 10-12 months ago! What about our out-dated By-Laws?

Golf & Greens Report lost: Completely unacceptable! For many months we have been promised a "Business Plan" to reduce Golf Ops. losses. About two months ago, Treasurer Verhaart stopped mentioning it at Board meetings. If it looks like dodging.....

Member pre-pay discount dropped: Once again, we Members take the hit, not the bloated, loss-riddled Golf Ops. budget! Just how much "whipping" does our Board think we're willing to take, while others bask in huge budget awards?

Green fees increased: By how much? Will that decrease losses? If so, by how much? When will we see a "Business Plan" that incorporates this?

\$19,000 less from driving range, lessons, pro shop sales, cart rentals & gas: Explanation? Plans to fix this?

\$2220 dues 2018: That's \$83 (4%) more than prior prediction printed in the Nov. 2016 "Views." I haven't seen this \$2220 figure in-print anywhere before, have you?

Upcoming Election: "Inspector of Elections"? What guarantee have we that this election will be any less fraught with irregularities than the past?

Contract(s) for construction of Community Center already awarded: Is that correct? What's the design? Coyote Valley Construction? That's the same firm about which there were so many reports of irregularities in past HVLA projects, e.g., Ravenhill Restrooms, Hartmann repairs, Admin. Bldg., etc.