

OFFICIAL ACTION IN THE ABSENCE OF MEETING  
HIDDEN VALLEY FOUNDATION, INC.  
**SEPTEMBER 10, 2018**

In accordance with Article X, Section 5 of the Amended By-laws of The Hidden Valley Foundation, Inc., the Board of Directors took the following action in the absence of a meeting on September 10, 2018.

**Approval of Board Response to SLRP Mid-Plan Review**

*At the January 2018 Board Planning Workshop, the Board reviewed the current SLRP Initiative and asked the SLRP committee to conduct a mid-plan review and reprioritization of the plan initiatives. The board received the SLRP's review and recommendations in March 2018. After consideration of the SLRP Committee's recommendations and reprioritizations, the Board has redefined the remaining initiatives which are noted in the attached document, "SLRP Mid-Plan Review - Board Response and Status, Dated September 10, 2018".*

**RESOLVED:** Lynne Rackley made a motion for the Board to approve the Board Response and Status to the SLRP Mid-Plan Review as contained in the attached document dated September 10, 2018.

Chris Sherbine seconded the motion. All of the directors voted in favor of the motion in an electronic vote on September 10, 2018. The motion carried.

Respectfully submitted by Lynne Rackley, Secretary of the Board

Attachment: SLRP Mid-Plan Review - Board Response and Status, Dated September 10, 2018

**September 10, 2018**

**SLRP Mid-Plan Review - Board Response and Status**

From the Hidden Valley Foundation Board of Directors

At the January 2018 Board Planning Workshop, the Board reviewed the current SLRP Initiative and asked the SLRP committee to conduct a mid-plan review and reprioritization of the plan initiatives. The board received the SLRP's review and recommendations in March 2018. After consideration of the SLRP Committee's recommendations and reprioritizations, the Board has redefined the remaining initiatives which are noted in the following document as **"Board Response and Status"**. The Board's Response and Status was officially adopted by Board vote on September 10, 2018.

*The following report was compiled by Chris Umble, SLRP Chairperson and submitted to the HVF Board on March 16, 2018:*

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Hidden Valley Foundation, Inc.  
Mid Plan Review and Prioritization of Remaining SLRP Initiatives

Submitted March 16, 2018

2015-2020 Strategic Long-Range Planning Committee

At the request of the Hidden Valley Board of Directors, the Strategic Long-Range Planning Committee for the period 2015-2020 has completed a mid-plan review of the status of the Plan's implementation in order to prioritize for the Board the on-going and incomplete initiatives recommended in the SLRP. This document identifies the 12 initiatives that fall into this category and adds a 13<sup>th</sup> recommendation which is enabled by reviewing key events that have affected the community since the Plan was written in 2014.

The document is organized into three sections. This organization recognizes that some of the recommendations will require substantial resources in terms of time, talent, and effort. Others are immediate opportunities requiring relatively few resources. The three sections of this document are:

1. Highest Priority Open/Incomplete Strategic Initiatives
2. Immediate Opportunities ("Low Hanging Fruit")
3. Key Developments Since 2014 That Affect the Community

Within each section, the SLRP initiatives appear in priority order. The SLRP Committee has provided commentary on each and a set of recommended action steps which are intended to help communicate the sense of the Committee and assist the Board in determining the amount of time, talent, and effort that each initiative will likely entail. And for each initiative there is a recommended Standing Committee, Special Committee, or Staff assignment of responsibility. This too is subject to the Board's approval and action. The Committee wishes to acknowledge the Board's support for the many SLRP initiatives already completed.

Conduct of this mid-plan review and resulting set of priorities and recommendations was made possible by participation from the following Hidden Valley homeowners whose time and contributions are gratefully acknowledged.

Ron Aldom, Jay Barbaccia, John Cupps, Jim Courtney, John Eddy, Rick Elting, Jerry Goldstein, Sara Gray, Toni Gorenc, Richard Kalla, Linda Lackey, Bill Leja, Richard Miller, Bob Mitall, David Oster, Jay Smith, Lynne Rackley,

Pat McGrail, Board Liaison

Report compiled by Chris Umble, SLRP Chairperson

## **1. Highest Priority Open/Incomplete SLRP Initiatives**

### **Overall Priority #1: Y-2020 Community Transition**

#### **Committee Comments:**

The formal SLRPC recommendations for Y-2020 Community Transition are found in the document entitled "**Y-2020 Committee Report: HVF Foundation 2020 Transition Planning**" which was submitted to the Hidden Valley Foundation Board of Directors on September 19, 2014. **(See Executive Summary, Attachment I)** Since that time, the Board has reported progress in establishing working relationships between Law firms, one retained by the Developer and another retained by the Foundation, who are tasked with wading through the myriad documents that must be reviewed, organized, and in some cases updated in preparation for the legal Y-2020 turnover in governance. Apart from this initiative to undertake the legal preparation, little has been reported in terms of planning for Transition and what it means to the Foundation's operations, organization, and roles and future responsibilities to be undertaken by homeowners. The SLRP Committee is concerned that too much work remains to be accomplished in the remaining 21 months before Transition occurs, and the Committee offers its members as willing and able to support an expanded agenda of Y-2020 preparations.

**Recommended Action:**

It is recommended that the more information be provided to homeowners about the specific steps that must be taken to prepare for Community Transition, and the status of progress of those steps. **The “Y- 2020 Committee Report: HVF Foundation 2020 Transition Planning”** provides a plan guideline and a suggested “heat map” to help track progress.

It is recommended that new timelines be set for each of the recommended initiatives as outlined below:

Phase I Streamline/Align CC&Rs

Phase II Collection and Verification of Documents Phase III Drafting and Preparation of Documents Phase IV Approval and Finalization of Documents Phase V 2020 Transition Repurposing of traditional committees and to tasks specifically in support of Transition is also recommended. For example, the Nominating Committee could be tasked with Leadership Development responsibilities including the recruitment, training and coordination of Committee chairpersons, and individuals with an interest in possible future Board service. The SLRP Committee could be similarly tasked with new responsibilities relating to transition.

**Recommended Assignment:** Board of Directors

**Board Response and Status:**

*Y-2020 Transition is currently underway by the Foundation Board in the provision of documents and legal review by the Developer’s legal counsel, Sitko Bruno, and the Foundation’s legal counsel, Rothman Gordon.*

*The Foundation Board appreciates the SLRP Committee’s offer of support and assistance in communicating the community transition and its progress to homeowners. A few committee members may be recruited by the Board to serve in this endeavor in the coming months.*

*Repurposing of traditional committees is occurring as part of the By-laws revisions, Rules & Regulations Committee Updates, Committee Procedures Policy 31 adopted May 18, 2018, and Nominating and Election Committee procedures adopted July 20, 2018.*

*Leadership Development, when and if undertaken, will be the responsibility of the Foundation Management staff and Management Company under Board direction.*

### **Overall Priority 2a: Residential/Architectural Maintenance (Inspections & Enforcement)**

It is recommended that the Foundation adopt a more proactive stance in oversight and upkeep of Residential/Architectural Maintenance standards. The presence of just a few who fail to maintain their properties in terms of paint, roofing, replacement of damaged or rotting windows and siding, and other routine standards can lead to a pattern of neglect that works against home values and the interests of all Members.

#### **Committee Comments:**

The ability of the community to compete effectively for home purchase investments hinges greatly on the collective “curb-appeal” of the community. The Committee is fully supportive of efforts to increase the rigor of a home maintenance inspection practice by the Foundation, as well as enforcement efforts that are fairly and consistently administered by the Foundation and when needed, undertaken by the Foundation to ensure that all properties are maintained sufficiently to sustain maximum curb-appeal for the entire community.

#### **Recommended Action:**

1. Publicize to homeowners the annual schedule for residential inspections early in the year so homeowners know when to expect their property will be inspected.
1. Report aggregated inspection results quarterly to homeowners and at each regular Board meeting
2. Follow-up on homes found to be in need of maintenance and create a timetable for compliance and measure progress against the timetable.
3. Undertake enforcement measures as necessary in cases where no progress is evident or in the event of willful neglect of the Foundation’s oversight.

**Recommended Assignment:** HVF staff and Board of Directors

#### **Board Response and Status:**

*This priority is currently being addressed by the Foundation staff and will be communicated to homeowners along with policy updates. The new Painting/Staining Policy 41 being finalized for distribution to membership is an example of this priority undertaken by the Foundation Staff and Board as well as by the standing committees.*

### **Overall Priority 2b: Architectural Idea Book**

Architect’s renderings of evolutionary pre-approved design, additions, and recommended architectural updates, upon approval by the AIC and the Board, should be featured in an *Architectural Idea Book* for use by Members. More importantly the *Architectural Idea Book*

should be included as a section of the Hidden Valley Foundation website, providing both current and prospective Members with a vision of what kinds of residential upgrades may be approved.

**Committee Comments:**

This initiative, overseen by the ACC, should include both consistent design changes and draft plans for consistent additions (porches, stoops, etc.) that compliment current townhome designs and also provide ideas and recommendations on alternative materials (siding, roof, paint, etc.) that will add value and extend functional lifetime of such improvements.

**Recommended Action:**

- 1 Contract a professional architect to work with the ACC to develop an array of architectural improvements that are consistent with the existing townhome designs and appearance.
- 2 Create a hierarchy of recommended better performing alternative materials that can be used to improve homes, reduce the maintenance cycle, and honor the aesthetic look and appeal of existing materials and designs.
- 3 Promote the new materials and Architectural Idea Book schematics on the HVF website for ready reference by homeowners.
- 4 Feature photos and descriptions of projects undertaken by homeowners in the HVF newsletter to promote interest on the part of more homeowners in investing in property improvements.

**Recommended Assignment:** ACC

**Board Response and Status:**

***CLOSED. The Foundation staff maintains a few samples and historical information on approved materials and projects. Members should contact the Foundation staff for assistance.***

**Overall Priority #3: Residential Landscape Improvement and Drainage Management.**

It is recommended that guidelines and project oversight procedures be established and implemented to ensure that landscaping and drainage adjacent to buildings/residences under Foundation control are implemented to prevent damage from improper planting and drainage.

**Committee Comments:**

This recommendation is closely linked to Overall Priority #1 above. The value of Hidden

Valley properties is largely determined by how the buying public perceives the community. It's aesthetic appeal from both a residential maintenance perspective and a Landscape perspective must work together to enhance the overall appeal, beauty, and perceived value of our properties. A Landscape Management Plan needs to include an assessment and a plan to ensure we have viable surface water management and infrastructure; a professional plan and professional oversight is recommended along with the funding approach suggested in Priority 4b, below. The recent Landscape initiative seems to have been effective in improving certain issues of plant and mulch impingement on homes, but far in too many cases it has not maintained the level of aesthetic appeal that the former plants provided. Therefore, professional and homeowner oversight of landscape plans and projects undertaken by the foundation need to go along with funding of this initiative.

**Recommended Action:**

- 1 Retain a professional landscape planner.
- 2 Complete a community-by community plan.
- 3 Implement a systematic annual approach to landscape maintenance including the replacement of aged or damaged trees and shrubs and surface water management.

**Recommended Assignment:** Staff management accountability with input from ACC and Maintenance and guidance from a professional landscape plan.

**Board Response and Status:**

*Ongoing with an expected closing by the end of this summer season. HVF is currently completing the final year of a three-year landscaping contract conducted by a professional landscaping company. HVF has budgeted \$102,000 for this final year. Tree removal and trimming is an on-going activity conducted by a professional tree service. HVF has budgeted \$30,000 this fiscal year for tree removal and trimming.*

**Overall Priority 4b: Residential Landscape Maintenance Funding Recommendation:**

That Residential Landscape Maintenance funding is included as a specific component of the Reserve Study.

**Committee Comments:**

The concern is that if not included in the Reserve Study Finding Plan, Landscape Maintenance may be tactically postponed in the annual operating budget in future years, much to the community's detriment

**Recommended Action:**

- (1) Move Landscape Maintenance funding to the Reserve Funding in 2019.

**Recommended Assignment:**

Finance Committee Board

**Board Response and Status:**

*The need for residential landscape maintenance funding will be addressed in future Reserve Studies, as required.*

**Overall Priority #5: The Connected Community Strategy: Community-wide Wi-Fi Connectivity Recommendation:**

It is recommended that a Plan feasibility study be completed to determine the technical requirements, investment, and related capacity and security requirements to implement a community wide Wi-Fi connectivity capability differentiating Hidden Valley and enhancing its standing as a residential destination.

**Committee Comments:**

The SLRP Committee views this initiative as a high priority for differentiating the community to better serve homeowners and better create for increased real estate demand. The residential maintenance and landscape initiatives outlined above do not by themselves differentiate the community. They help ensure the community is viable in meeting buyer's expectations.

The Connected Community strategy addresses how the community can be truly differentiated in the market especially as we seek to attract millennial and full-time work from home professionals. The SLRP Committee is not suggesting that homeowners get "free Wi-Fi", but rather that the Foundation pool its residents' resources to provide important differentiation for the community in terms of community-wide access to high quality Wi-Fi, and in doing so potentially provide this service at a cost advantage over individual members subscribing individually to Armstrong.

**Recommended Action:**

- (1) This is a critical infrastructure initiative that does not fall squarely within the responsibilities of any Standing Committee. It's therefore recommended that the Board appoint a special committee comprised of willing engineers, IT and Communications professionals and task the committee with creating a recommendation/Plan by year- end 2018.
- (2) It's suggested that Verizon may be a resource to the committee in terms of regional infrastructure consulting.

- (3) It's also recommended that the Resort be invited/encouraged to join the task force and lend its expertise because the implementation of the strategy should best include both the Foundation and the Resort, differentiating both.
- (4) With the special Committee's input include funding for professional communication consulting, if needed, in the 2019 budget.

**Recommended Assignment:** Special Committee TBD

**Board Response and Status:**

*CLOSED. Wi-Fi is currently available via the existing cable service company for residential unit customers who wish to subscribe to the service.*

*Professional communication consulting is not needed at this time and is not included in the Fiscal Year 2019 budget.*

**Overall Priority #6: Destination Event Recommendation:**

It is recommended that the Foundation seek to collaborate with the Resort to organize and sponsor an annual destination event that does not conflict with other such events held in the area. Spring and Fall events seem to make sense to attract visitors during our slowest seasons, however consideration should be given to what events and what season hold the greatest potential.

**Committee Comments:**

This important priority is included under "Ongoing SLRP Initiatives" because of the important success of the initial Destination Event, the Hidden Valley Mountain Metric Bicycle Challenge, demonstrated the ability of such an event to attract and grow awareness of our community among the general public, and specifically people with an appreciation for the lifestyle benefits of Hidden Valley. Among these are people with the ability and inclination to purchase homes at Hidden Valley.

The Committee is therefore in full support of the development of multiple Destination Events, each with a distinct target audience among the general public in our key markets of Pittsburgh, Washington DC, Baltimore, and eastern Ohio.

**Recommended Action:**

- (1) The Residential Destination Branding and Marketing Committee recently launched an exploratory task team to make recommendations regarding a second Destination Event.
- (2) It is recommended that support be given to expanding the role of bicycling as a centerpiece to differentiate Hidden Valley's lifestyle and regional infrastructure. Establishing Hidden Valley as the center for bicycling in the Laurel Highlands, featuring the residential community as part of

- (3) multiple cycling events throughout the year.
- (4) Work in concert with the Resort to identify candidate destination events that can be mutually supported and mutually beneficial.

**Recommended Assignment:** Not listed.

**Board Response and Status:**

*The Board recognizes and appreciates the success of the Residential Destination Branding and Marketing Committee, and steering committee leadership, for conducting the Hidden Valley Mountain Metric Bicycle Challenge during the past two years. Support and encouragement by the Board will continue as the event enters its third-year and re-evaluation as planned.*

*Following the event in 2019, the possibility for expansion and tie-ins with the Resort may become the responsibility of the Branding and Marketing Committee with Foundation event planning staff.*

**Overall Priority 7a: Paved Sidewalks and Walking Trails:**

That a study be undertaken to evaluate the need, cost, and value related to expanding the existing designated walking paths and the paved sidewalk systems; further, work with the Developer to ensure that walking paths and paved sidewalks are sufficiently included in any future residential development.

**Please see attached suggested plan for placement of trails and paths. (Attachment II) provided by committee member and civil engineer Jay Smith**

**Committee Comments:**

When asked to rate the value (to homeowners) of all the infrastructure and amenities considered within the SLRP, homeowners rated more Paved Sidewalks and designated Walking Trails the highest value. The opportunity to add such paths and trails should be professionally planned within the context of the overall Landscape Plan.

We are not suggesting a high budget to do the complete trail expansion. By focusing on mulched walking trails vs. paved paths we believe this year-round amenity can be affordably developed.

**Recommended Action:**

- 1 The SLRP Committee recommends that this initiative be fulfilled by concentrating on designated walking trails (not necessarily paved) within Foundation property.
- 2 Designated/cleared walking trails can be constructed at minimal initial cost, require minimal maintenance.

- 3 Trails (vs. paved paths) can be readily transformed to cross- country skiing use when natural snow allows (see Overall Priority 7.b. below).

**Recommended Assignment:** Maintenance Committee and Staff

**Board Response and Status:**

*The Board recognizes and appreciates the expertise in the preparation of the Strategic Long-Range Plan Paved Trail and Walkway Study provided as an attachment to the Mid-Plan Review and Prioritization of the Remaining SLRP Initiatives.*

*It is hoped that the volunteers who contributed to this plan will work with the Maintenance and Finance Committees and form an ad hoc group to explore feasibility, cost and budgeting for expanding the walking trails under the direction of the Year 2020 Board of Directors.*

**Overall Priority 7b: Cross Country Skiing Recommendation:**

It is recommended that the Foundation take active steps to re-introduce cross-country skiing as a seasonal amenity for residents and guests.

**Committee Comments:**

Re-establishment of Hidden Valley as a premier cross- country ski destination compliments the Foundation’s efforts to further differentiate Hidden Valley as a residential destination. The ability to offer such a product, and serve the visiting general public, also requires the cooperation of the Resort which also stands to benefit from such a development. We encourage the Board to explore with the Resort what steps can be taken to re- open the available cross-country ski trails and work with the Foundation to promote this amenity among the general public as well as homeowners.

**Recommended Action:**

1. It is recommended that designated walking paths (Overall Priority #7a) be implemented on Foundation property with path locations selected that will support cross- country skiing when weather permits.
2. The Foundation should acquire a trail groomer to prepare paths for skiing, as conditions require.
3. The Foundation cooperate with the Resort to establish Hidden Valley as a Cross Country Skiing Center, leveraging the winter sports environment and the Resort and the re-established the former trails to year-round advantage.

**Recommended Assignment:** Maintenance Committee and Staff

**Board Response and Status:**

*Including individual cross country skiing opportunities on designated walking paths can be undertaken by the ad hoc group for Priority #7.a. The Board suggests that knowledgeable cross-country skiers also be recruited for this endeavor.*

**Overall Priority #8: Update & Enforce Building Design and Constructions Standard**

For future development creating new residential neighborhoods with common property buildings and infrastructure that Foundation is expected to ultimately own and maintain, there needs to be a formal approval process and standards for construction and infrastructure that is similar to that which municipalities approve new developments. This would include the submission of plans prior to construction, an agreement between the Foundation and Developer, a set of construction standards, and then a turnover of the finished project. The submission of plans would include the layout of buildings, parking lots, streets, utilities, landscaping, lighting, drainage, limits of common area, building elevations and details of above as well as drafts of any covenants, or declarations.

**Committee Comments:**

In the view of Bob Mitall, a civil engineer, and other knowledgeable members serving on the SLRP Committee, the available construction standards in Somerset County are inadequate in terms of appearance, durability, and strength. HVF should adopt their own standards that would be based upon for example PennDOT construction materials, but would include standards for width of sidewalks, parking spaces, depth of stone, depth of pavement etc., new area lighting would be LED type, landscaping would be low maintenance types. All the standards would be used to ensure a durable, low maintenance-cost to future projects that the Foundation would own and maintain after turnover by the Developer. Prior to future acceptance of additional property and buildings by the Foundation, a set of as-built plans would be submitted in paper and electronic form.

**Recommended Action:**

1. The HVF Board should authorize the Maintenance Committee to work with the Developer to create a set of design, construction, and materials standards that the parties agree will be sufficient to optimize performance and minimize lifetime maintenance requirements for newly developed buildings and infrastructure.
2. These standards should be adopted by the Foundation and the Developer and revisited periodically to ensure they include then-current best practices.
3. These mutually agreed-to standards should be applied by the Foundation or its representative when evaluating future planned turnover of property or

infrastructure from the Developer to the Foundation.

**Recommended Assignment:** Maintenance Committee

**Board Response and Status:**

***CLOSED. The standards in the “Development Standards and Specifications” of the existing Covenants, Conditions and Restrictions are currently enforced with inspections and acceptance procedures. The adoption of the Green Tee declaration amendment and supplementary declaration with design standards on June 26, 2018, by the Developer and the Foundation serves as a recent example.***

**2. Immediate Opportunities (Low Hanging Fruit) SLRP Initiatives**

**Overall Priority #9: South Ridge Center Improvements**

Members in 2014 recommended that no significant expansion of South Ridge Center be undertaken in terms of adding space to accommodate large indoor events. It remains the recommendation that large indoor events be scheduled within existing facilities available from the Resort. However, a subsequent Board initiative has been authorized for the Maintenance Committee to recommend potential improvements to SRC for office space, small meeting space, and compliance on kitchen, bathroom, and pool amenities.

**Committee Comments:**

The SLRP Committee remains in support of the original recommendation that no significant expansion of SRC be undertaken to accommodate large indoor events. However, the Committee is in support of the current Board initiative to consider improvements to SRC in terms of necessary office space, small meeting room space, and standards compliance initiatives on kitchen and snack shack, bathroom and pool-related amenities.

**Recommended Action:**

1. Request from Maintenance Committee its findings and recommendations based on the RFP that was issued in Q4 2017.
2. When satisfied with recommendation request Finance Committee to provide a funding recommendation and implementation plan sufficient to support the project and minimize impact on assessments; consider a one- time assessment.
3. Authorize Maintenance and Finance to obtain additional information as needed to support a determination by the Board.

**Recommended Assignment:** Maintenance Committee Finance Committee

**Board Response and Status:**

***Currently budgeted and being implemented by the Foundation Board, Staff and Approved Contractors in regard to design and compliance standards.***

**Overall Priority # 10: Age Appropriate Programming Recommendations:**

1. Seek expanded participation from new and young family Members to support Social/Recreational Activities designed to attract and serve children and young families;
2. Work with resources available from the management company and others to model and benchmark an array of age- appropriate programming in other planned communities;
3. Include specific Speakers Bureau programming targeting children/young families, “empty-nesters”, seniors, and other specific segments of our Member population.

**Committee Comments:**

The Committee encourages the Board to request that the Social & Rec. committees and staff expand the range of member programming that is offered to include a program of seasonal events and programs that target specific populations within the homeowner community.

The success of the Kid’s Summer Program in serving both homeowners and rental guests is such that we encourage the program be evaluated for possible expansion.

**Recommended Action:**

1. Request an inventory of current social and recreational activities and designate what ages/life stages these activities are designed primarily to serve.
2. Create a matrix of ages/life stages to ensure that all age groups, particularly to include young families and children, and represented.
3. Complete a GAP analysis to determine, per the matrix and current activities, which of the age/life stages are currently underserved.
4. Develop new programs and activities to ensure there is an adequate offering to attract and serve homeowners in all age groups/life stages.

**Recommended Assignment:** Social and Recreation Committees and Staff

**Board Response and Status:**

***The Board suggests that these committees and staff discuss the implementation of this recommendation. An informal tracking of groups represented at the events for 2019 and 2020 may be considered, as well as***

*the initiation of additional events to attract underserved age groups. Some of these groups are already served by the Lecture Series, organized by Ron Aldom, and the popular Kid's Summer Program, conducted by Maddie Duran.*

**Overall Priority # 11: Near Term Dining Options Recommendation:**

1. As part of a larger strategy to make the Hidden Valley Foundation website the “go-to” source for amenities information in the region (see Pillar IV), actively provide more information via the website on regional dining options and include links to restaurant sites.
2. Organize and support a “Hidden Valley Diners’ Club” for regularly scheduled events at area restaurants via advance reservation. For continuity this initiative should be built around full-time residents scheduling input (bi-weekly? monthly?), but offered via the website to all Members.
3. Offer Limited Capacity bi-monthly catered dinner at South Ridge Center, in conjunction with programming such as the Speakers Series recommendation.

**Committee Comments:**

The example tactics included in this recommendation are simple some of the options that can be pursued to add value to homeowners that express frustration with the lack of a full-time restaurant at the Resort.

There is no intention in this recommendation to compete with the Resort, but rather simply to improve the dining options for homeowners in ways that are actionable and manageable by the Foundation. It is recommended that the effort be assigned to the Social and Rec. committees with support from the RDMB Committee for promotion via the website and other vehicles.

**Recommended Action:**

1. Continue and expand the Christmas Season “Plan B” initiatives to offer food trucks and other options for homeowners and visitors.
2. Survey homeowners to determine high traffic times of year and what kinds of “on campus” food service options they would prefer to see.
3. Work with the Developer to expand the number of community-wide events such as jazz concerts and other cultural events can be held at Resort facilities, perhaps one for each season of the year. The annual Snowflake Dinner Dance is one such event.

**Recommended Assignment:** Social and Recreation Committees and Staff

**Board Response and Status:**

*The HVF staff needs to add the requested dining information to the website. The Social/Recreation Committee need to lead the effort to organize a “Hidden Valley Diners’ Club” and/or catered dinners, if the volunteers are available.*

## **Overall Priority #12: Emergency Responder**

**Access/Information Recommendation:** It is recommended that the Foundation cooperate with the Resort to develop and reinforce knowledge and relationships with area EMS and Emergency Responder Services, to provide occasional on-site training access for such Services to ensure they are familiar with access and infrastructure across the Foundation and Resort properties; and to publish/promote awareness for Members and Resort guests utilizing informational stickers, flyers, website information, and other appropriate means to ensure maximum awareness and access to emergency and fire services for homeowners and visitors alike.

### **Committee Comments:**

It is recommended that the Emergency Responder Flyer that was provided by Erin Mikolich two years ago be updated re-distributed through commercial sponsorship either Erin if she is willing or another commercial partner of Hidden Valley Foundation.

### **Recommended Action:**

1. Review the existing refrigerator magnet for content accuracy.
2. Obtain printers' quotes to reprint a substantial quantity, enough for one per residential unit and all Resort hotel rooms.
3. Secure a commercial partner to cover printing costs in return for sponsorship credit on the flyer.

**Recommended Assignment:** Staff

### **Board Response and Status:**

*The Executive Director has initiated emergency training for staff and security. Further efforts for training can be considered. Staff should assign, update and distribute the new refrigerator magnet of emergency responders with the help of Erin Mikolich and additional sponsorship for the reprinting of the Emergency Responder Flyer. This would be a giveaway at the Annual Members meeting in November 2018. Emergency contact information is now available in the "Unit Owner and Resident House Rules Handbook" for use by tenants, guests and visitors.*

3. Key changes since 2014 that affect the Strategic Needs of the Community

**Overall priority #3: Long Term (Strategic) Dining Recommendation:** Encourage and find means to support the Resort to re-establish viable year-round dining option(s) at the Resort.

**Committee Comments:**

When the original SLRP was drafted in 2014, it's fair to say that the homeowner concerns for year-round dining were more tactical than strategic. Members identified year-round dining as the highest priority of value they wished to see offered by the Resort. The SLRP committee subsequently has encouraged such a development but also recognized that such a development is fully and only within the Resort's responsibility to undertake.

However now, three years into the five-year SLRP Plan period, the Committee views the lack of a year-round restaurant at the Resort as much more than a "nice-to-have" issue for homeowners; the lack of a viable restaurant is a strategic influence that compromises the value proposition/public perception of the Resort AND the Foundation community.

As recently reported on the Homeowners at Hidden Valley Facebook Page, the lack of amenities, most especially a full-time restaurant is a turn-off to potential homebuyers. Commenting on a discussion about The Clock Tower having been closed on a ski weekend, Homeowner John Mendicino posted, *"I have brought friends from D.C. numerous times to look at the resort, and they end up buying at WISP, Berkeley Springs, or elsewhere because we have no amenities"*.

Therefore, the Committee reaffirms the development of a year-round restaurant as a true strategic need, and wishes with the Board's support to commence exploration of cooperative business models or arrangements through which the Foundation and its members can support the Resort's efforts in this regard.

**Recommended Action:**

Cooperate with the Resort to investigate innovative ways to support viable year-round dining at Hidden Valley. Explore membership-based models with monthly minimums such as is common at country clubs and sporting clubs in the region.

The Committee is hopeful that the recently announced Pennsylvania Grant to Seven Springs/Hidden Valley will provide the seed money to support this long-awaited development which homeowners will be quick to support.

**Recommended Assignment:** Board and Developer

**Board Response and Status:**

***Long-term dining is the responsibility of the Resort as part of their business plan, although the Foundation should continue to offer support for existing dining services as requested. Options for dining in the area were published in a Restaurant Guide courtesy of Erin & Mike Mikolich, and these establishments can be linked on the website for homeowners and guests to access at hvftoday.com.***

## **Overall Priority: High Year-Round Homeowner Access to Indoor Swimming and Fitness Facility**

### **Committee Comments:**

This was not a new initiative proposed in the original 2015-2020 SLRP because when the plan was written in 2014, homeowners had access to the indoor pool and fitness facilities operated by the Resort nearby to the Conference Center/Hotel. Subsequent to that time however the Resort has limited use of the facility to hotel guests only. The lack of access to such amenities is more than an inconvenience for current homeowners. It is a strategic shortcoming for the Hidden Valley resort community. The relative inability of Hidden Valley to compete with other such resort communities relates in part to the lack of availability of indoor swimming and fitness facilities when such amenities are a common component of the quality of life in other resort communities. Therefore, access to such facilities is a strategic shortcoming for the Hidden Valley resort community. It must be addressed along with the other high priority strategic needs addressed in this document.

### **Recommended Action:**

1. Acknowledge that the lack of an indoor pool and fitness facility is a strategic problem that limits Hidden Valley's ability to compete effectively for new residential investment.
2. Accept that the former opportunity for homeowners to have essentially unrestricted access to the Resort's facilities is not a viable future model.
3. Explore with the Resort new limited memberships or other relationships that can be forged to enable homeowners to access and utilize the existing Resort facilities.
4. Develop with the Resort a budget that would be required to open the existing facilities to homeowners under defined operating parameters and explore the means for the Foundation to subsidize some portion of this budget with additional financial support from HVF members that subscribe to the amenity.
5. Exhaust every opportunity to work with the Resort before considering capital projects to modify existing Foundation infrastructure to meet this need.

**Recommended Assignment:** Board and Developer

### **Board Response and Status:**

***This initiative is solely a Resort business decision and does not need to be addressed by the Board unless requested to do so by the Resort. The Board is not planning to modify existing pools or buildings to provide an indoor swimming and fitness facility.***