

Hidden Valley Foundation, Inc.



Board of Directors Monthly Board Meeting Friday, April 19, 2024, 7:00 p.m.

Directors

Patricia McGrail, President
Dan Martin, Vice President
Bob Kollar, Treasurer
Chris Taylor, Secretary
Rick Etling, Director
Dan Friday, Director
Michelle Stepnick, Director

Staff

Anna Holloway, Community Manager & Executive Director
Brian Hofer, Maintenance/Project Manager
Chris Nicholson, Accounting Assistant
Heidi Younkin, Administrative Assistant
Ken Pash, Property and Compliance Inspector



1. **Special Guest – Jim Kettler, President Hidden Valley Utility Services LP**
2. **Members’ time - 30 minutes maximum (limit of 3 minutes per speaker)**
 - 2.a **EV Charging on Common Property – Peter & Ida Sue Starke- 1587 Snowfield Terrace**
 - 2.b **Others**
3. **Call the meeting to order at _____**
4. **Board attendance roll call (recorded on separate sheet)**
5. **Establish board quorum _____**
6. **Announcements/Discussion Points**
 - 6.a **Announcements**
 - 6.a.1 **Clean Up Day – Saturday, April 20, 2024 at 8:30am**
 - 6.a.2 **Arrival of SRC Pool Furniture**
 - 6.b **Discussion items**
 - 6.b.1 **Forbes State Forest Concerns – Illegal Trails**
 - 6.b.2 **Dumping Prohibited Items in Dumpster & Fines**

7. Set the Agenda

Motion to set the agenda:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

8. Approve the March 15, 2024 Board Meeting Minutes

Motion to Approve the minutes of the March 15, 2024 Board Meeting.

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

9. Treasurer's Report, Page

Motion to Accept Treasurer’s Report.

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

10. Executive Director Report, Verbal

Anna Holloway, Community Manager & Executive Director

11. Project Manager/Supervisor Report, Verbal

Brian Hofer, Maintenance Manager/Supervisor



12. Committee Reports- Committee chairpersons attending virtually should use the raise hand function to be recognized.

12.1 Finance Committee, No Report

Bob Kollar, Chairperson

12.2 Audit Committee, No Report

Robert Armen, Chairperson

12.3 Maintenance Committee, No Report

Tom Sierzega, Chairperson

12.4 Strategic Long-Range Planning Committee, Page

Chris Umble, Chairperson

12.5 Social and Recreation Committee, No Report

Robin Henley & Erin Mikolich, Co-Chairpersons

12.6 Nominating & Leadership Development, Page

Chris Umble, Chairperson

12.7 Architectural Control Committee, Page

Donna Courson & Rob Hanlon Co-Chairpersons

12.8 Rules & Regulations Committee, Page

Barbara Sloan, Chairperson

12.9 Marketing and Communications Committee, No Report

Debbie Watson, Chairperson

12.10 Community Safety Committee, No Report

Chris Lindberg, Chairperson

12.11 Landscaping Committee, No Report

Dennis Carroll, Chairperson

12.12 Water and Wastewater Committee, Page

George Harakal, Chairperson

12.13 Multi Use Paths Committee, No Report

Jay Smith, Chairperson

12.14 Clean Energy Committee, Page

Melinda Bracken, Chairperson



12.15 Resort Relationship Sub-Committee, No Report

TBD, Chairperson

Motion to Accept Committee Reports:

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

13. Other Reports

13.1 Security Incident Report Summary, Page

13.2 Jefferson Township Communications, No Report

14. Previously Tabled Items

14.1 Motion to approve updated Pool Policy, Pool Policy page in House Rules Handbook, and adopt Renter’s Pool Policy Page, Page

Motion to approve updated Pool Policy, Pool Policy page in the House Rules Handbook, and adopt Renter’s Pool Policy Page

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

15. New Business

15.1 Motion to approve Salt Dome Lease for 1 year, Page

Motion to approve 2024-2025 Salt Dome Lease

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

15.2 Motion to Sandra Sekerka for the position of Manager of Accounting

Motion to approve Sandra Sekerka for the position of Manager of Accounting

(Motion by _____ Seconded by _____)

Approved _____ Not Approved _____ Approved as Modified _____

16. Set next meeting date

16.1 Saturday, May 18, 2024 at 9AM – Monthly Board Meeting

17. Adjournment

Motion to adjourn meeting:

(Motion by _____ Seconded by _____)

Approved _____ Not approved _____ Approved as Modified _____

Time of Adjournment _____



DISCLAIMER

These minutes are not official and may contain inadvertent and/or unintentional errors and/or omissions. These minutes will become official only after any corrections and/or upon approval by the Board of Directors of the Hidden Valley Foundation at its next regularly scheduled monthly meeting.

MONTHLY BOARD OF DIRECTORS MEETING HIDDEN VALLEY FOUNDATION, INC.

March 15, 2024

Meeting Minutes

President Pat McGrail opened the floor for members who wished to speak during member's time.

1. Member's time:

- Homeowner Name withheld. Requested clarification regarding Pool Policy Part 2 item 6 with regards to what pool infants can use with swim diapers. Policy seems to indicate that the only pool available is the baby pool at SRC. How does this impact people with disabilities who may have control issues. The board responded that they would review the policy again before issuance. The same homeowner asked if the board would define the meaning of "Harassment" in regard to pool staff. Board President declined to do this.
- Tom Molenda. Thanked the board for everything they do for the community. He raised concerns that he had heard there was a revised plan to install EV chargers on the mountain. The Board assured him that at this time there are no revised plans as the subject of EV chargers is still an ongoing discussion. As the subject progresses then updates will be given to the community
- Wendy Clayton. Asked for information on what are the consequences for people running charging cords from the Verizon building, or across common property. With regards to the Verizon building, there is nothing we can do as this is not foundation property. For common property we notify / warn people, as well as disconnecting anything we find
- Madam President offered up some general comments around EV charging, and the rogue behavior it is causing. The Board does not feel that we are ready for EV charging yet and more discussion is needed. We do need to address the issues being caused by charging EV's, and the Board will address this.

2. Call the meeting to order:

- Meeting of March 15, 2024, called to order at 7:31 PM by President Pat McGrail at South Ridge Center I ("SRC 1").

3. Board attendance roll call:

- **Board members in attendance:** Pat McGrail, Rick Etling, Bob Kollar, Dan Friday, Michelle Stepnick, Chris Taylor, and Dan Martin



- **Board members absent:** None.

Also, in attendance was Anna Holloway, Community Manager & Executive Director, and Brian Hofer, Maintenance Manager.

4. Establish Board Quorum:

- Board Quorum confirmed.

5. Announcements/Discussion Points:

Announcements:

- **Easter Egg Hunt & Party**, Saturday March 23, 2024, at 11am
- **Mountain Metric Event**, as we do not have a chair or co-chair then the event will not be taking place this year
- **Clean up day**, Saturday April 20, 2024

Discussion Points:

- **Dog Park Committee Report**
 - Thanks to everyone for the great work on this. There was not a recommendation to move forward with this at this time. A suggestion has been made to approach Pioneer Park to see if we can collaborate with them to secure use of their facility.
- **Highlands Pool Chaise Lounge Chairs**
 - Purchase of new chairs to be approved
- **Dumping Prohibited items in Dumpster and fines**
 - This impacts the overall community in a negative way. People need to follow the policy to prevent this situation getting worse than it already is. The Board is looking to put more stringent policies and schedules of fines in place to reinforce the importance of this issue.

6. Set the Agenda:

President Pat McGrail asked for a motion to Set the Agenda for the meeting as presented.

RESOLVED: Chris Taylor made a Motion to Set the Agenda for the meeting as presented. Dan Martin seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / Phone voted in favor of the Motion and the Motion carried.

7. Volunteer Recognition – Tom Molenda for his work on the Dog Park Committee

8. Approve the February 16, 2024, Board Meeting Minutes:

President Pat McGrail asked for a Motion to approve the February 16, Board Meeting Minutes.



RESOLVED: Michelle Stepnick made a Motion to approve the February 16, Board Meeting Minutes. Dan Martin seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / Phone voted in favor of the Motion and the Motion carried.

9. Treasurer's Report, Page:

Treasurer Bob Kollar gave the Treasurer's Report as well as the applicable reports related to Finance and Audit Committees. For more details related to the Treasurer's Report please see the information in the Treasurer's Performance Dashboard, for the eight-month period of July 1, 2023, to February 29, 2024.

RESOLVED: Chris Taylor made a Motion to Accept Treasurer's and Applicable Reports. Rick Eitling seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / Phone voted in favor of the Motion and the Motion carried

10. Executive Director Report, Verbal:

Anna Holloway, Community Manager/Executive Director reported on the following:

- Successful transition of security services from Allied Universal to Securitas effective March 1
- Landscaping RFP currently being reviewed by Landscaping, Maintenance, and Finance Committees then sent to the board for review early April to be sent out mid-late June
- Pools: 14 lifeguards anticipate returning from last summer; 4 additional lifeguards will be receiving certification
- New snack shack vendor, Sparks Catering, will provide food services Friday-Sunday from Memorial Day to Labor Day at the SRC Pool
- Condominium Annual Meetings will be held Saturday, June 1, 2024; additional information will be sent out to those homeowners and in newsletter

11. Project Manager/Supervisor Report, Verbal:

Brian Hofer, Maintenance Manager/Supervisor stated:

- The maintenance team, when not plowing, has started repairing snowplow damage from the winter, removing fallen trees, and working on handrail replacement.
- JML started spring cleanup and edging around the property on March 4 given the warmer weather
- Capital projects update on road sealing, line striping, and Phase II of Hightop/Greenfield Drainage project

12. Committee Reports:

13.1 Finance Committee, Verbal - Bob Kollar, Chairperson - the Finance Committee verbal report by was combined with the Treasurer's verbal report.

13.2 Audit Committee, No Report - Robert Armen, Chairperson

13.3 Maintenance Committee, No Report- Tom Sierzega, Chairperson

13.4 Strategic Long-Range Planning Committee, Page Chris Umble, Chairperson



- 13.5 Social and Recreation Committee, No Report** - Robin Henley & Erin Mikolich, Co-Chairpersons
- 13.6 Nominating & Leadership Development, Page** - Chris Umble, Chairperson
- 13.7 Architectural Control Committee, Page** - Donna Courson & Rob Hanlon Co-Chairpersons
- 13.8 Rules & Regulations Committee, Page** - Barbara Sloan, Chairperson
- 13.9 Marketing and Communications Committee, No Report** - Debbie Watson, Chairperson
- 13.10 Hidden Valley Mountain Metric Committee, No Report** – TBD, Chairperson(s)
- 13.11 Community Safety Committee, No Report** - Chris Lindberg, Chairperson
- 13.12 Landscaping Committee, No Report** - Dennis Carroll, Chairperson
- 13.13 Water and Wastewater Committee, No Report** - George Harakal, Chairperson
- 13.14 Multi Use Paths Committee, No Report** - Jay Smith, Chairperson
- 13.15 Clean Energy Committee, Page** – Melinda Bracken, Chairperson
- 13.16 Resort Relationship Sub-Committee, No Report** - TBD, Chairperson

President Pat McGrail asked for a motion to Accept Committee Reports as submitted.

RESOLVED: Bob Kollar made a Motion to Accept Committee Reports as submitted. Dan Martin seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

13. Other Reports:

- 13.1 Security Incident Report Summary, Page**
- 13.2 Jefferson Township Communications, Page**

14. New Business:

- 14.1** President Pat McGrail asked for a Motion to **approve 2024 Board Election Calendar**

RESOLVED: Chris Taylor made a Motion to approve 2024 Board Election Calendar. Bob Kollar seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

- 14.2** President Pat McGrail asked for a Motion to **approve updated Pool Policy and Pool Page in House Rules Handbook, and adopt Renters Pool Policy**

RESOLVED: Chris Taylor made a Motion to approve updated Pool Policy and Pool Page in House Rules Handbook and adopt Renters Pool Policy. Bob Kollar seconded the Motion. A further motion was made to table the approval of the updated Pool Policy and Pool Page in the House Rules Handbook, and adopt Renters Pool Policy, pending further discussion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

- 14.3** President Pat McGrail asked for a Motion to **approve the volunteer application of Patrick Sweeney for membership to the SLRP committee.**



RESOLVED: Michelle Stepnick made a Motion to approve the volunteer application of Patrick Sweeney for membership to the SLRP committee. Chris Taylor seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

14.4 President Pat McGrail asked for a Motion to AR Remodeling for the SRC roof replacement

RESOLVED: Bob Kollar made a Motion to approve AR Remodeling for SRC roof replacement. Michelle Stepnick seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

14.5 President Pat McGrail asked for a Motion to approve the estimate from Patio Shopper for the Highlands Pool Chaise Lounge chairs

RESOLVED: Rick Etling made a Motion to approve the estimate from Patio Shopper for the Highlands Pool Chaise Lounge chairs. Dan Martin seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

14.6 President Pat McGrail asked for a Motion to approve EADS to prepare bid specification for the Hightop / Greenfield Drainage project phase II which is in FY25 Budget

RESOLVED: Bob Kollar made a Motion to approve the approve EADS to prepare bid specification for the Hightop / Greenfield Drainage project phase II which is in FY25 Budget. Chris Taylor seconded the Motion. There being no further discussion(s), all Directors present and via Zoom / phone voted in favor of the Motion and the Motion carried.

16. Set next meeting date:

President, Pat McGrail stated, the next Monthly BOD Meeting will be held on Friday, April 19, 2024, in person at the SRC Great Room and via Zoom at 7:00 PM.

17. Adjournment:

President, Pat McGrail asked if there was anything for the Good of the Order, with no further comments being presented there was a request for a Motion to Adjourn.

Resolved: Chris Taylor made a Motion to Adjourn the meeting. Dan Martin seconded the Motion. There being no further discussion(s), all Directors present and via Zoom voted in favor of the Motion and the Motion carried.

The meeting adjourned at 8:21 PM.

Respectfully submitted for consideration,
Chris Taylor, HVF, BOD Secretary

MINUTES
Strategic Long Range Planning Committee
2024-04-06
Hidden Valley South Ridge Center

Committee Members Participating

Dennis Carrol	Patrick Carr	Larry Castner	Donna Courson	John Cupps
Lisa Borrelli Dorn	Jerry Goldstein	Mark Manetti	John McGrail	Tom Molenda
Kevin Prady	Barbara Sloan	Jay Smith	Deb Watson	Bev Zern
Jim Zern	Chris Umble			

Board Members Participating: Rick Etling Dan Martin Pat McGrail Michelle Stepnick
Anna Holloway, Executive Director

1. MACRO PHASE SWOT Team Reports – Key Findings Teams reported 3-5 key findings from the fact-finding phase of the MACRO Issues/Priorities. Key findings and recommended questions for the All-Member Survey are summarized in the associated PowerPoint slides previously distributed to the Board. The team reports were presented as follows:
 - a. Threats Team – Dennis Carroll reporting
 - b. Opportunities - Bev Zern reporting
 - c. Weaknesses – Kevin Prady reporting
 - d. Strengths – Deb Watson reporting

2. MACRO PHASE Priorities Summary and Pillar Assignment – Board Liaison Rick Etling discussed the existing Pillars and their related subject matter:
 - a. Quality of Life - experiential elements of life at HV; enjoyment, social/rec., events, services, non-capital-intensive amenities (bocce, pickle ball, etc.)
 - b. Homeowner Value - including all things financial, amenities and assets specified in the Reserve Study, policies and initiatives affecting common and private property maintenance, capital-intensive amenities (pools etc.)
 - c. Community Safety – including security, 7 X 24 patrolling, emergency response systems & capabilities, lifeguards, traffic safety and winter maintenance
 - d. Community Service/Volunteerism – including stewardship of volunteers, recognition, mentoring and identification of future leadership, Board development
 - e. Community Communications and Branding – newsletter, website, social media, promotions, Board and Policy communications, and branding.

Rick emphasized that these pillars are a carry-over from the existing SLRP, and that the names and content of the Pillars in the new SLRP may change based on the priorities and initiatives identified during the SLRP process.

Rick also reported on the Top MACRO initiatives that have potential for actionable initiatives in the new SLRP with the applicable Pillar.

- f. Jay Smith recommended finding out what the New Enterprise has in terms of mineral rights on the lands adjacent to Hidden Valley – detrimental to aesthetics.
- g. Lisa Dorn suggested the condos investigate Chubb Insurance who offer deals on water shut-off valves; Anna Holloway indicated that Nationwide also has special deals to reduce cost for automatic water shutoff valves.
- h. Dan Martin suggested the Water committee develop questions for Jimmy Kettler in advance of the yet-to-be-scheduled Community meeting that HVUS is obligated to conduct.

3. MICRO PHASE Priorities (from 3/23 meeting) detail

- a. Priorities Review and Consolidation – Chris Umble led a group discussion to review the Top Six MICRO Phase ideas/initiatives adopted by each sub-committee at the March 23 meeting. These were consolidated into 15 categories because of consensus on priorities among the four teams. The consolidated MICRO Phase ideas/initiatives are as follows:

Team Count	Consolidated Summary of Teams TOP SIX Ideas/Priorities
4	Walking paths expansion (inc. playgrounds enhancement)
3	Pavilion Enclosure (kitchen)
3	Increase dining/food options
2	Community Safety/Security
2	Improve relationships (effectiveness) w. Vail/Nutting and community
2	Communication/Volunteerism Inc. younger volunteers/leadership
1	Landscaping/Stormwater management
1	Grow amenities including capacity/parking/pursue developer and
1	Conduct Impact Study to predict requirements for new residential developments/growth
1	Forestry stewardship
1	Improve EMR/health event response capability
1	Explore destination events (HVMM); Expand/host cultural events
1	Revenue/new revenue sources (mitigate assessments increase)
1	Volunteerism including seeking younger homeowners and youth volunteer initiatives; link youth & parent events
24	

- b. Based on these priorities and the definitions for the pillars outlined above, Etling and Umble will align each with a Top Six idea with a Pillar and report back to the team.
- 4. Outline process/organization moving forward – Umble summarize the upcoming next steps in the SLRP Process
 - a. Complete and submit remaining MACRO SWOT info gathering – Team are asked to complete any remaining SWOT Phase fact-finding and submit written summaries to Umble by April 20
 - b. Transition SWOT Teams into Pillar Steering Teams – Pillar Teams will own the subject matter relating to their Pillar and be the primary sounding Board for review of survey and draft plan initiatives.
 - c. Obtain Board and Executive/Staff Input
 - d. Initiate Survey Team
 - e. Conduct All-Homeowner Survey – June
 - f. Initiate Drafting Team – July & August
 - g. Committee will meet at intervals to communicate/guide process
 - h. Move to Final Draft – September
- 5. Establish Pillar Steering Team assignments
 - a. **Quality of Life Team (formerly Weaknesses Team)** Bob Gonze, Kevin Prady, George Harakal, John Cupps, John McGrail, Mark Manetti, Richard Miller
 - b. **Homeowner Value Team (formerly Threats Team)** Jim Zern, Barb Sloan, Dennis Carroll, Pat McGrail, Bob Kollar, Jay Smith
 - c. **Volunteerism (newly formed to support Pillar)** Lisa Borrelli Dorn, Ron Aldom, Patrick Sweeney, Maria Yoest, Michelle Stepnick
 - d. **Safety & Security (formerly Opportunities Team)** John Eddy, Bev Zern, Chris Taylor, Patrick Carr, Dan Martin
 - e. **Community Communications & Branding (formerly Strengths Team)** Deb Watson, Jerry Goldstein, Donna Courson, Larry Castner, Tom Molenda
- 6. Survey and Drafting Teams – Umble explained the role and make-up of the teams who will lead development of the All-Member Survey and for Drafting the new SLRP. These teams will work with the appropriate Steering Committee to vet and edit.
 - a. **Survey** Chris Umble, Rick Etling, Deb Watson, Tom Molenda
 - b. **Report** Chris Umble, Rick Etling, Mark Manetti, Jim Zern, Lisa Dorn
- 7. Next meeting Dates
 - a. Tuesday April 23 4:30 pm SRC & ZOOM
 - b. Friday May 24 6:30 pm SRC & ZOOM

MINUTES
Strategic Long Range Planning Committee
2024-03-23
Oakhurst Grille & Conference Center

Committee Members Participating

Dennis Carrol	Patrick Carr	Larry Castner	John Cupps	John Eddy
Jerry Goldstein	Bob Gonze	Mark Manetti	John McGrail	Richard Miller
Tom Molenda	Kevin Prady	Barbara Sloan	Jay Smith	Pat Sweeney
Bev Zern	Jim Zern	Chris Umble		

Board Members Participating

Rick Etling Bob Kollar Dan Martin Pat McGrail Michelle Stepnick
Anna Holloway, Executive Director

1. MICRO Brainstorm – An ideation brainstorm session was conducted by the committee reformed into teams. Each team created a list of Hidden Valley-specific i.e. Hidden Valley-manageable, ideas, needs and opportunities. Some teams referenced the SLRP Pillars (Quality of Life; Homeowner Value; Community Safety; Community Service/Volunteerism; Community Communications and Branding) In organizing their brainstorm approach.

Following the ideation session, team reported all their various idea to cross-fertilize ideas among the teams.

Team 1 Jerry Goldstein, Jay Smith, Tom Molenda, Larry Castner, Patrick Sweeney, Dan Martin

Brainstorm Ideas

Quality of Life

Sponsor/host cultural events – 4 or more events per year.

Concerts, art shows, movies, wine tastings, beer tastings

Parking issues – improve parking at key areas.

HVF Pavilion Enclosure – look for cost-effective options.

Do it well

Plan for future Highlands development – add capacity to amenities.

Expand basketball court to accommodate pickleball.

Homeowner Value

Verification of homeowners P&C Insurance on HV properties (annual)

Community Safety

Promote awareness of security contacts

Fridge magnets

Dumpster Abuse

Promote contact phone number for refuse removal (big items)
Move in/move out process: secure acknowledgement of recycling policy at closing.

Volunteerism – Get younger people involved.

Discover why people (younger owners) do not volunteer.
Newsletter section dedicated to volunteers/volunteering.
Measure EPIC passholder count to leverage.
Grow relationship with Highlands Ventures

Branding/Communications

Improve newsletter format.
Create link from On-line calendar to Outlook calendars.

Team 2 Bob Gonze, John Cupps, John McGrail, Michelle Stepnick, Kevin Prady

Brainstorm Ideas

Quality of Life

Improve dining – explore Mulligan’s options; food trucks.
Walking trails expansion

Homeowner value

Conduct Impact study of new construction/Highlands expansion.
ACC: lower barriers to maintenance program

Community Safety

Cameras to monitor behaviors.
Squatters concern
Better lighting in public areas

Volunteerism

Younger homeowner involvement
“Volunteer Corner” in newsletter

Communications/Branding

Quantify/leverage HV buying power – promote with chambers.
Better relationship with Nutting seeking plans for new const.
Survey number of EPIC passholders
Communication with golf course to seek homeowner discounts.

Team 3 Mark Manetti, John Eddy, Bev Zern, Richard Miller, Patrick Carr

Brainstorm Ideas

Walking Trails –

Tie into existing State Forest trails.
Implement existing Trails committee plan.
Improve crosswalks.

Dining Options

Food Truck
Shared kitchen (build commercial kitchen at SRC; invite guest chefs)
Discuss Clock Tower cooperation with Vail.

Amenity Capacity

Negotiate with Highlands on pricing.
Weekend vs weekday pricing?

Follow Forestry Management Plan

Landscape vs forestry.

Promote volunteering among younger residents.

Offer childcare for younger parents/kids.

Schedule for convenience

Team 4 Jim Zern, Barbara Sloan, Pat McGrail, Bob Kollar, Dennis Carroll

Brainstorm Ideas

Stormwater management needs
Pavilion enclosure.
Playground area – improve user-friendly functionality.
Walkways, expanded and maybe connected to State Forest trails.
Rules & Policy communications
Speed tables
Levels of volunteerism
Survey: why own at HV?

2. Following a group discussion and review of the Pillars, teams refined their list of ideas by identifying their Top 6. Each team's evaluation of Top 6 ideas included ideas generated by other teams as communicated via the cross-fertilization of ideas. This resulted in consensus-building within the SLRP committee as reflected when teams next worked to prioritize their TOP 6 Micro Brainstorm ideas.

3. Teams Top 6 Micro Brainstorm outputs

Team 1 Jerry Goldstein, Jay Smith, Tom Molenda, Larry Castner, Patrick Sweeney, Dan Martin

TOP SIX IDEAS

Expand/improve dining options
HVF Pavilion Enclosure – look for cost-effective options
Sponsor/host cultural events – 4 or more events per year
Revenue – Defray assessment cost increase.
Trails expansion
Improve newsletter (Improve communication)

Team 2 Bob Gonze, John Cupps, John McGrail, Michelle Stepnick, Kevin Prady

TOP SIX IDEAS

Secure relations with Resorts
Impact Study (new construction impact)
Youth involvement (seeking younger homeowners involvement)
Walking trails – focus first on safety areas/concerns.
Food options
Safety – feedback from team – increase safety features.

Team 3 Mark Manetti, John Eddy, Bev Zern, Richard Miller, Patrick Carr

TOP SIX IDEAS

SRC Pavilion
Amenities
 Address capacity, Highlands growth, and parking.
Dining Options
 Highlands Market at Resort
 Food Trucks
 Shared Kitchen (SRC)
 Milligan's partnership
Walking Trails
Forestry and Landscape
Emergency response management

Team 4 Jim Zern, Barbara Sloan, Pat McGrail, Bob Kollar, Dennis Carroll

TOP SIX IDEAS

SRC Pavilion (kitchen)
Communications (volunteerism)
Pathways
 Include playground improvements
 Common recreational areas
Landscaping/Stormwater management
 Natural
 Trees/forest
 Community
Relationships with Vail, Developer, Community
Community Safety/Security

4. MACRO SWOT Information Gathering – A planned review of MACRO SWOT sub-committees' information gathering findings was postponed to the April 6 meeting due to limitation on time.
5. Review of SLRP Planning Guidelines and Community Mission Statement
 - a. Bob Gonze presented a revised draft of the emerging SLRP Planning Guidelines and Community Mission Statement and invited inputs from the full SLRP Committee. The revised drafts are in the PPT slide deck used for this March 23 meeting, attached.
6. Next meeting Date: April 6 at South Ridge Center 9:00 am – 12:00 noon (coffee available at 8:30)

MEETING MINUTES
Wednesday March 27 5:30 pm

COMMITTEE NAME: Nominating & Leadership Development

Purpose/Mission/Scope of Work: To support the successful sustainable governance of Hidden Valley Foundation by identifying, inviting, and mentoring volunteers in various roles of service to the Foundation; from among the homeowner volunteers to invite and develop a ballot of qualified candidates to seek open Board seats in each election.

Members Present: Lisa Borrelli Dorn, Ann Gaudino, Deb Watson, Chris Umble,

A. Leadership Development

1. Brief discussion on identification of future leadership – Discussion centered on the difference between a need for more volunteers vs a need for more members needed to take an interest in leadership and specifically HVF Board participation. The various committees all have enough volunteers; discussion centered on possible ways to identify potential future leadership and several ideas were put forth. It was noted by Deb Watson that the SLRP committee has surfaced several members who have not been active otherwise in existing committees.

B. Board Nominations and Election

1. Reviewed the approved 2024 election calendar; Deb Watson will be traveling during the scheduled Meet the Candidates date; Lisa Dorn has a potential conflict and will keep us alerted.
2. Reviewed and suggested modest revisions to the Candidacy Statement. Umble will draft and distribute options for committee's review at next meeting.

C. SLRP Update –

1. Umble updated the committee on proceedings at the SLRP committee, especially as it concerns future volunteers and Board leadership. As noted above, the strategic need for the Foundation is to foster the emergence of new generations of leadership/board members. The merits of having some articulated succession planning scenario for HVF Board roles is a conversation to be pursued but which would require a By-Laws change.

D. Volunteerism and Recognition –

1. Deb Watson updated the team on plans for the May 17 “ Welcome to Hidden Valley” session sponsored by the MarCom Committee. Deb would like an update on SLRP committee activity for this session and will reach out to Rick Etling since Umble will be out of town on this date.
2. Discussion on locating new site for Recognition Park trees planting resulted in consideration of shrubs and gardens planting vs trees but it was agreed trees better lend themselves to the 1-3 per year plating cycle associated with annual awards recognition. Trees are also less maintenance. Umble will reach out to Maintenance and Landscape Committees for input on a new location because the current location surrounding the South Ridge Pond is complete with the 9 trees planted there.

E. Committee Meeting Schedule (subject to revision as needed)

April 17; May 29; June 26; July 31; Aug 28; September 25 Oct 30

HIDDEN VALLEY



FOUNDATION, INC.

Recommendations and Actions from Committees in this report are preliminary and subject to discussion and approval by the Board of Directors before their implementation.

COMMITTEE MEETING REPORT

Committee Name: Architectural Control Committee

Committee Mission/Range of Responsibility: Approval of permits for individual homeowners concerning the exterior home property repairs and improvements.

Strategic Objectives: To maintain the quality and consistency of the homeowner's property in Hidden Valley.

Meeting Date/Time: March 1st 2024 at 9:00 a.m. at SRC 1

Committee members, Board liaisons and HVF staff in attendance or on zoom:

Donna Courson – Co-Chair

Rob Hanlon Co-Chair

Dennis Carroll

John Dickinson

John Eddy

John McGrail

Mike Mikolich

Richard Miller

Sean Walsh

Dan Friday - Board Liaison

Heidi Younkin - HVF Staff Member

Ken Pash – HVF Property and Compliance Inspector

Meeting Agenda topics:

1. Permit requests – please see the following pages

Key discussions summary/recommendations:

1. Permit requests – please see the following pages

Action/decisions to be presented to the Board:

1. Permit requests – please see the following pages

Next Month's Meetings: Date, Time, and Location:

April 5th 2024 and April 19th 2024 at 9:00 a.m. at SRC 1

**HIDDEN VALLEY FOUNDATION, INC.
ARCHITECTURAL CONTROL COMMITTEE MEETING**

AGENDA

Friday, March 1, 2024, 9:00 AM

Committee members are: Donna Courson - Co-Chairperson, Rob Hanlon - Co-Chairperson, Dennis Carroll, John McGrail, Mike Mikolich, Richard Miller, Sean Walsh, John Dickinson and John Eddy. Board Liaison- Dan Friday.

Review:

1. **Sherbine- SR2011- Condo- 2011 South Ridge Terrace-** Replace two windows, 1 at entry and 1 front basement with Marvin Essential replacement windows with nailing fins. The windows are sliders and white interior and exterior. Windows will be caulked, and new trim boards installed and painted using Benjamin Moore Driftwood 2107-40. Pictures and spec sheets included. **This has the condo board's approval. APPROVED- pictures when done and windows must be same style and color.**
2. **Ramsey- SR1920- TH-1920 South Ridge Court-** Remove and replace existing deck on the same footprint. Deck will have benches on the perimeter and be constructed of Timbertech in the color of American Walnut. Drawings and sample provided. **This is on hold until Donna goes and looks at and lets me know.**
3. **Neely- ER1833- TH- 1833 Eagles Ridge Terrace-** Install an outdoor heat pump, Mitsubishi MXZ-5C42NA. The unit will be placed by the downstairs deck in the rear of the unit. Any outdoor pipes or wiring will be covered with white trim to match the existing trim. Picture and spec sheet included. **APPROVED- pictures when done.**
4. **Gartner- OHV273- SFH- 273 Imperial-** Construct a front deck with roof covering (12' x 25'). The existing roof line will be extended, asphalt roofing to match existing, pressure treated framing materials, pine tongue & groove ceiling, cedar beams and fascia, composite decking cedar, and aluminum railing system. Photos and drawings included. **Approved- requires permits from township and PMCA.**
5. **Whitcomb- HTS571-TH- 571 Laurel Court-** Construct a ground level deck of treated wood at the rear of the unit. Drawing attached. **APPROVED**
6. **Scott- LKV27- TH- 27 Craighead-** Replace three windows with Simonton 5500 Series windows. They will be sliders with brown exterior. The windows will be caulked, and the trim will be replaced and painted as needed. The siding color is Sherwin Willims Backdrop SW7025, and the trim color is Taupe Tone SW7633. **APPROVED**

7. Bracken-PH3B156- SFH- 156 Ridgeview Road- Installation of a fireplace flu extender and repair of the mortar on top of the chimney. **_APPROVED**
8. Merenstein-HL1517- TH- 1517 Tailor Way- **Install** a Fujitsu Multi Zone heat pump. One outdoor unit and one indoor. Picture is attached of where the heat pump will be located. **APPROVED but need spec sheet showing the decibel rating.**
9. McGrail-SW2314- SFH- 2314 South Ridge Drive- Addition of a dinging/family room as per attached drawing. I also attached said drawings to the agenda email. **APPROVED- need building permits**

PREVIOUSLY DEFERRED

10. Roberts-ER1850- TH- 1850 Eagles Ridge Way- **This was deferred at the January and February meetings because the committee additional information and Donna was going to meet with the contractor.** The original request was to increase the livable square footage of the property the living room ceiling is to be enclosed. In doing these 3 windows have to be eliminated. This application has been ongoing and where we are at now is that the contractor stated when he takes the windows out the void will be filled in and he is replacing the entire length of cedar on the exterior not patching it in and then will paint using Sherwin Williams Peppercorn SW7674. The contractor came in on 2/27/24 and spoke with me indicating that he realizes that he does need a building permit for the interior work, and he is working on obtaining that but he stated that he needs the approval from the ACC before they will sign the permit. I am trying to work with him and Pa Municipal Code Alliance to rectify this. **APPROVED**

EMERGENCY APPROVAL

11. Opperman- LKV10- TH- 10 Lakeview- Replacing original entry door with the exact same style and the door will be painted the same using Sherwin Williams Taupe Tone SW7633. The door was literally falling apart and that is why she asked for immediate approval. I emailed information out and received email approvals from Rob and Dennis and Donna. **APPROVED**
12. Sloan- ER1813- TH- 1813 Eagles Ridge Court- **this was added verbally because it came in late.** Replacement of all windows and doors in the unit. Addition of a gutter to

rear edge of roof. Replace rotting siding & trim, repair trim required after window work and paint all per spec. **APPROVED.**

POINTS OF DISCUSSION

- **Rollinson- FW1749- SFH- 1749 Hightop Drive -NEW BUILD-** this is just an update. He has already provided us with plans. We asked him for a PDF of the plans and color samples. He sent me the PDF of the plans and forwarded that to everyone on the committee and he also gave color samples. He is in the process of obtaining building permits at this time. Once he has given the building permits should I place this formally onto the agenda for approval and issue of permit? **Want me to ask him why he has so many trees marked to cut down in rear of property because we like to preserve the mature healthy trees here at Hidden Valley if we can.**
- **Powell-FW1742- SFH-1742 Hightop Drive-** This is the case of the green wire fence that the owner was asked to remove. Inspector Ken has been dealing with this and I believe you have all been included in the emails. The owner said she will not take the fence down. She was going to come to the meeting today and speak but Ken informed me that she decided not to because everyone knows where she stands. **Needs to go to Board.**
- **New ACC Application** **text John Eddy and find out when the committee can have a dfat of the new application**
- **Starting in April we will return to two meetings a month.** **In agreeance**
- **Bracken-PH3B156- SFH- 156 Ridgeview Road-** last month she applied to paint their home. This was approved but we asked for a sample of the color. She has submitted that, attached. **Okay on the color**
- **Discussion on what types of projects the ACC should have application for.** What is the scope of the ACC committee's authority to govern. **Discussion in this was deferred until another time.**

Next ACC meeting is scheduled for Friday, April 5, 2024, at 9 AM

HIDDEN VALLEY



FOUNDATION, INC.

Recommendations and Actions from Committees in this report are preliminary and subject to discussion and approval by the Board of Directors before their implementation.

HIDDEN VALLEY FOUNDATION, INC. COMMITTEE MEETING REPORT April 2024

Committee Name: Water and Wastewater Committee

Committee Mission/Range of Responsibility: The original mission of this committee was to work on behalf of the Hidden Valley Foundation and its residents and homeowners to support the creation, maintenance, and investment of clean water and sanitary infrastructure. This will largely entail being a liaison to the Hidden Valley Utility Service (HVUS), federal, state and local officials and the residents of Hidden Valley.

Strategic Objectives:

1. Support and monitor the construction of an expansion to the existing Water Treatment Facility in order to eliminate the “brown water” issues experienced by HV homeowners. **Complete**
2. Conduct outreach to HVUS, state, and local government officials. **Complete**
3. Investigate and develop strategies to facilitate PUC enforcement actions. **On Going/ Follow status of Settlement Agreement close out**
4. Review plan for water distribution replacement. **On Going**
5. Review condition of Sewage Treatment plant. **On Going**
6. Monitor status of Rate Increase request. **On Going**

Meeting Date/Time: April 15, 2024 6:30 pm

Committee members, Board liaisons and HVF staff in attendance: George Harakal, Bob Kollar, Dan Martin, Rick Ettl

HIDDEN VALLEY



FOUNDATION, INC.

Meeting Agenda topics:

1. Status of the ongoing legal issues with HVUS. Settlement has been agreed to by the parties and has been submitted to the Judge for comment. **The Judge has ruled in favor of the settlement as agreed to by the parties. This is a major and long-awaited decision which will benefit the HV community's future.**
2. **The terms of the settlement included 6 main requirements that HVUS must adhere to. The committee will continue to monitor these requirements and as well as the due dates.**
3. In accordance with the settlement agreement a HVUS representative must meet with the HV Foundation a minimum of once a year. The first of these meetings will be this Friday, April 19, 2024, at the monthly board meeting. The committee has prepared a list of discussion items for HVUS to address at this meeting.

Key discussions summary/recommendations:

1. The initial objectives of this committee have been met. The construction of the new water treatment facility has satisfied the objective of providing clean water to the homeowners of Hidden Valley. **Complete**
2. The committee will continue to monitor any complaints received through the email previously established to register issues with water. **No issues have been reported again this month. It is important that the community reports any issues with water. (See recent newsletters for information for reporting issues) If we do not know about these issues, we will not be able to provide a resolution.**
3. Open item requiring continued monitoring:
Plan for water storage tank clean and paint:
 - *HVUS is presently working with The EADS Group to prepare the required procedures for obtaining the permit for the work from the DEP.*
 - *The cleaning will take approximately 4-6 weeks to complete.*
 - *A temporary tank will be provided during the process.*
 - **This work needs to be complete by October 1, 2024 in accordance with the Judges order.**

HIDDEN VALLEY



FOUNDATION, INC.

4. Status of the sanitary sewage treatment plant; State inspections, equipment, reserves, potential 3rd party inspections, plan for upgrades- *The annual DEP inspections were completed, weekly samples are also taken by a 3rd party inspection company, tested and results reported to the DEP. Complete*
5. The committee will continue to maintain open communications with the management of HVUS to monitor any issues that may arise with the satisfactory operation of the water treatment facility.

Action/decisions to be presented to the Board:

1. Reinforce to the homeowners to report any water problems to the watermatters@HVToday.com email so the issues can be monitored and addressed. This is one of the conditions of the settlement. A customer complaint log must be maintained and submitted yearly through 2026.
2. Decide on a time to meet with HVUS representatives. An annual meeting with the HVF is also a requirement of the settlement, if so desired by the Board. The first meeting is scheduled for Friday, April 19, 2024.

Next Meeting: Date, Time, and Location: TBD (Zoom) 6:30 pm

Clean Energy Minutes 3/11/24

Attendees: Rick Etling, Ken Githens, George Harakal, Bob Kollar, Bob Earley, Jeff Pfeifer, Chris Taylor, John Eddy, Anna Holloway, Melinda Bracken

Great attendance and good discussions. Thank you to everyone for your contributions!

I'm going to summarize our meeting by three main goals of the committee.

1. Help homeowners save money and be more energy efficient.
2. Facilitate and introduce clean sustainable energy options for the HV community.
3. Help HVF reduce costs. This includes energy savings and new building materials.

HELP HOMEOWNERS SAVE MONEY AND BE MORE ENERGY EFFICIENT

1. Update the PDF on the homeowner website titled "Hidden Valley Homeowner Energy Saving Program"

Current categories include:

Winterize your home

Baseboard heat replacement

Oil filled radiant heaters

Portable space heaters

Smart thermostat replacement

Electrical outlet foam insulation caskets

Original home window replacement

Wood fireplace inserts

Add insulation

FACILITATE AND INTRODUCE CLEAN SUSTAINABLE ENERGY OPTIONS FOR HV COMMUNITY

1. Micro Turbine research to focus on homeowner use
2. Continue to monitor changes in Solar Energy (are homeowner rebates available so ROI is reasonable)
3. Get Board guidance regarding the future of EV chargers

HELP HVF REDUCE COSTS. THIS INCLUDES ENERGY & NEW BUILDING MATERIALS

1. Energy Audit is needed.
2. Solar Timers for HVF street lamps. (Tork Series available at Lowes for \$55)
3. Solar power for street lamps.
4. Solar power for pond pumps.
5. Are large wind turbines a viable option.

Agenda items for next meeting:

1. Have committee members divide Homeowner website information to update.
2. Research micro wind turbines
3. Ken TORK solar timers.
4. Get Board guidance regarding the future of EV chargers.
5. Provide energy audit link to homeowners.

NEXT MEETING MONDAY APRIL 8, 2024 @6:30PM (EST)

Mcb3/23/24

If any Committee member would like specific details from the discussions on 3/11/23 please contact Melinda.

Helpful links:

PA home energy audit: home audit.energysavepa.com

Home wind turbines: The Family Handyman: what to know about home wind turbines:
familyhandyman.com

Tork see Ken's recent email and PDF (3/12/24)



Memo

To: Anna Holloway – Hidden Valley Foundation
From: Michael Meyers, Site Supervisor – Securitas Security Services
Date: April 1, 2024
RE: Security Summary Report – March 2024

Phone / In-person assist breakdown in March 2024

Client Assist – 73	Guest Assists – 14
Homeowner Assists – 41	Motorist Assists – 2
Animal Complaints / Concerns – 0	Miscellaneous Calls – 5
Parking Related Concerns / Complaints – 3	Noise Complaints – 0
Money Escorts – 0	Salt Deliveries – 0

There were a total of **40** Incident Reports for March 2024

Covenant Violation – 15	Safety Violation – 1
Damage to Foundation Property – 4	Suspicious Activity/Person – 1
Damage to Homeowner Property – 3	Theft – 1
Homeowner Assist – 1	Unsecured Residence Door – 4 + 2 Addendums
Lift Assist – 1	Unsecured Salt Dome Gate – 1
Maintenance Issue – 1	Water Leak (Residential) – 1
Parking Violation – 2	Welfare Check – 1
Residential Alarm – 1	

Pennsylvania State Police were on property a total of **1 time in March 2024
In connection with Welfare Check (#134971786)

Pennsylvania State Police called for Security Assistance **1 time in March 2024
In connection with Residential Alarm (#134683237)

Securitas Security patrolled a total of **1,967** miles in March 2024

Thank you,

Michael P. Meyers



Policy Name: Pool Policy

Policy Number: 44

Original Issue Date: June 20, 2018

Revisions:

- March 15, 2019
- August 21, 2020
- May 21, 2022
- August 29, 2022
- TBD

PURPOSE:

The purpose of the Pool Policy is to set forth the rules and procedures for the safe operation of the Hidden Valley Foundation Inc. swimming pools. The term Pools is the total area inside the fencing surrounding the swimming pools.

POLICY STATEMENT:

Rules

The swimming pools owned and operated by the Hidden Valley Foundation, Inc. (the “Foundation”) are private pools maintained for the use and enjoyment by residents of Hidden Valley and their guests. The swimming pools are not open to the public. The following rules may be changed with the approval of the Foundation’s Board of Directors. Individuals who violate the following Rules of the Foundation shall be subject to the penalties set forth under PART III – Enforcement.

ENFORCEMENT of this Policy.

PART I: POOL ACCESS RESTRICTIONS AND REQUIREMENTS

1. Pool visitors of the Hidden Valley South Ridge and Highlands Swimming Pools (the “Pool or Pools”) may include unit owners, renters, guests of unit owners and guests of renters. Unit owners are deemed to have transferred all their amenity privileges of the property to their renters. Individuals who are renting hotel rooms at Hidden Valley Resort Inn may not use the Pools unless they are guests of a renter or unit owner.

HIDDEN VALLEY



FOUNDATION, INC.

2. The number of Pool visitors cannot exceed more than ten (10) people per Hidden Valley residential unit at any given time. Unit owners must inform renters of this limitation.
3. Unit owners and/or renters must be present during the time their guest(s) are at the Pools and are responsible for their guests' conduct and compliance with the Pool Policy at all times. Unit owners are responsible for ensuring renters and guests receive and review a copy of the Pool Policy.
4. Entry into the premises of the Pools is conditional upon:
 - Signing the Foundation Waiver and Acknowledgement Form prior to entry
 - Signing the attendance sheet
 - Unit owners presenting their Foundation ID card
 - Renters obtaining a temporary pool pass from the Foundation's pool staff by providing proof of a rental agreement
 - Children twelve (12) years and under must be accompanied by an adult (18 years or older)
5. The Foundation will not be responsible for any money or property loss sustained by members or their guests or renters when using the Pool.
6. Only owners in good standing may use the Pools. Unit owners who have a delinquent account or unresolved rules violations will not be permitted to access the Pools. Renters and guests of such unit owners will not be permitted to access the Pools.
7. Everyone must shower at home or use the outdoor shower before entering pool water.

PART II: CONDUCT ON POOL PREMISES

1. Any behavior that interferes with the safe operation of the Pools including, but not limited to:
 - a. Harassment of the lifeguards and all other Foundation staff
 - b. Failure to comply with instruction by the lifeguards, Pool Manager and Executive Director of the Foundation
 - c. Drug use, fighting, intoxication, or indecent or immoral conduct

will result in the immediate loss of pool privileges as described in Part III – Enforcement, Point 2.

HIDDEN VALLEY



FOUNDATION, INC.

2. Conditions on use of the Pools are as follows:
 - a. Swimming is permitted only during the posted pool hours and when a lifeguard is on duty.
 - b. Exiting the pool at the end of the scheduled pool hours or when asked to do so by the lifeguards, Pool Manager, security guards or other Foundation personnel.
 - c. Exiting the pool in the event of an emergency, signaled by three (3) blasts from the lifeguard's whistle.

Hours of operation are posted weekly but may change due to staffing, weather, mechanical or other issues. Anyone not abiding by these conditions will be subject to Part III – Enforcement and will be treated as a trespasser subject to law enforcement.

3. All Pool visitors entering the swimming pool water must wear proper swimming attire as determined by the lifeguards or Pool Manager on duty.
4. All children twelve (12) years of age and under must have adult (someone over 18 years of age) supervision at all times. Adult supervision does not mean supervision of the child by Pool staff or lifeguards. Additionally, any children younger than five (5) years of age must be accompanied by the responsible adult when using the bathroom facilities.
5. Admission to the Pools is forbidden, at the discretion of the lifeguards or Pool Manager, to anyone wearing bandages, or with skin abrasions, colds, coughs, extremely inflamed eyes, open sores, infections, excessive sunburn, nasal or ear discharge, or other symptoms which are determined by pool management to be potentially detrimental to the health of others or themselves.
6. It is in the best interest of all pool patrons to ensure that the pools are operated in a safe and sanitary manner. In order to avoid incidents in which the pools would have to be closed for cleaning or chemical treatment due to unsanitary conditions, all patrons shall adhere to the following requirements:
 - a. Parents are responsible for their children and therefore should use swim diapers as needed to avoid any accidents in the pool that would require closure in order to restore the pool to a safe and sanitary condition for use.
 - b. Individuals who experience incontinence or related conditions should use judgment in using the pools and wear appropriate attire to avoid a situation that would require closing the pools in order to treat and rectify the situation.

If an individual, their family members, guests, or renters causes an incident in the pools that require the pools to be closed in order to treat the situation, the individual or family shall be warned for the first and only offense. In the event that a second offense or more shall occur,

HIDDEN VALLEY



FOUNDATION, INC.

that homeowner shall be fined \$350 to cover the cleaning costs. After three repeat offenses in the same summer, violators shall be suspended from use of both the South Ridge Center and Highlands pools for the remainder of the summer. In the event that the offense is committed by an individual who is a renter, the homeowner renting their property shall be fined in accordance with this section. Diaper changing on the swimming pool deck is NOT permitted.

7. The lifeguards and Pool Manager have the authority to close a pool and vacate all persons from the pool deck area if the health and safety of the members are endangered. The pool will remain vacated until the condition is corrected.
8. Diving, flipping, or jumping backwards into the pool is NOT permitted.
9. Running or dangerous play is NOT permitted on the pool decks or in the swimming pool.
10. Floatation devices or rafts of any kind are not permitted in the pool, except for child safety floatation devices approved by the US Coast Guard. Masks, fins, and other swimming aids are not permitted unless authorized by the lifeguards.
11. Sitting, standing, or hanging on lane lines is prohibited. Pool visitors are expected to be courteous when entering the lap lanes while in use by others.
12. Swallowing or spitting swimming pool water is prohibited.
13. Intentional hyperventilation or extended breath holding activities are dangerous and prohibited.
14. NO GLASS of any kind is permitted in the pool enclosure including beverage containers and facemasks with glass lenses. No food or drink, including alcohol, is permitted within 3 feet of the Pool.
15. Pets are NOT permitted in the Pools or around the fenced pool area. Only a registered service animal is allowed on the Pools premises with proof of registration.
16. Smoking, smokeless tobacco products, vaping, and chewing gum is prohibited in the fenced pool area.
17. Private parties are not permitted at the pool.

HIDDEN VALLEY



FOUNDATION, INC.

18. Homeowners, renters, and guests are expected to keep the swimming pool and deck areas clean. Garbage cans are located throughout the swimming pool area and should be used to dispose of any trash.
19. All injuries occurring on the premises of the Pools must be immediately reported to the Pool Manager or head lifeguard on duty. Owners, renters, guests, or guardian of a minor must sign an incident report.

PART III: ENFORCEMENT

1. The lifeguards, pool manager, security officers or Foundation management personnel are given full authority to enforce all Pool rules as needed to maintain the safety of visitors to the Swimming Pools. Appropriate behavior and cooperation is expected by all visitors.
2. Violation of the following rules by any unit owner, renter or guest will result in immediate loss of pool privileges for the season:
 - a. Trespassing on pool property when the pool is closed.
 - b. Failure to vacate the pool property in an emergency or at the pool closing.
 - c. Dangerous or offensive conduct that interferes with the safe operation of the pools.

If the Pool Manager, head lifeguard on duty, or the Executive Director determines that there is a violation of these rules, the individual shall be immediately escorted off the Pool premises by a security officer or law enforcement.

3. ANYONE not following other rules while at the Pools will be given warnings as follows:
 - **1st Offense** – out of the pool for 30 minutes or expelled for the day at the discretion of the pool management
 - **2nd Offense** – out of the pool for one week
 - **3rd Offense** – out of the pool for the remainder of the season
 - An offender, who was previously suspended for any reason, may return the following year. The first offense in the new year will result in suspension for the remainder of the season.
 - The Pool Manager must report all violations to the Executive Director.

HIDDEN VALLEY



FOUNDATION, INC.

- If under 18 years of age, the parent must be notified for each offense. Parents and guardians shall be held responsible and subject to the enforcement actions described in this policy for the actions of their minor children, as if the parent or guardian committed the violation of the Rule.
- 4. Any Unit owner whose renter or guest violates a Rule shall receive a written warning from the Foundation's Executive Director. Any Unit owner who receives two (2) written warnings from the Executive Director shall have his or her guest and/or renter pool privileges suspended for a thirty (30) day probationary period. Any further violations will result in loss of pool access for the remainder of the season.
- 5. Offenders may appeal. The appeal must be in writing and submitted to the Board of Directors and the Executive Director. Within ten (10) days of the receipt of an appeal, the Executive Committee of the Board of Directors shall consider the appeal and issue a final written decision.

ADDENDUM

PUBLIC HEALTH EMERGENCY RESPONSE POOL POLICY Name: Pool Policy

When a public health emergency requires specific measures, the Board reserves the right to issue additional rules.

Pool Policy

The swimming pools at Hidden Valley are private pools maintained for the use of Hidden Valley owners and tenants and their guests. Individuals renting hotel rooms at Hidden Valley Resort's Inn are not permitted to use the pools unless they are guests of a renter or unit owner.

Rules for using the pools are extensive and can be found on hvftoday.com.

The following are the basics.

1. Use of the pools is only permitted during the posted hours of operation and when a lifeguard is on duty.
2. Entry into the premises of the Pools is conditional upon:
 - Signing the Foundation Waiver and Acknowledgement Form prior to entry
 - Signing the attendance sheet
 - Unit owners presenting their Foundation ID card
 - Renters obtaining a temporary pool pass from the pool staff by providing proof of a rental agreement
 - Children twelve (12) years and under must be accompanied by an adult (18 years or older)
 - Limit of 10 people per unit, including rental units. Unit owners must inform renters of this limitation.
3. Owners and tenants must be present when their guests enter the pools and are responsible for their guests conduct.
4. Individuals without full bladder and bowel control should use swim diapers. Diaper changing in the pool area is not permitted.
5. All children twelve (12) years of age and under must have adult (someone over 18 years of age) supervision at all times.
6. Individuals with health problems potentially detrimental to the health of themselves or others may be denied entry at the-discretion of the pool management.
7. Proper swimming attire is required. Street clothes are permitted in the pool area but not in the pool water.
8. Everyone must exit the pool at closing or at the instruction of the lifeguards for weather related or any other conditions.
9. The following are prohibited:
 - Harassment of the lifeguards and all other Foundation staff
 - Diving, flipping, and jumping backward into the pools
 - Running and dangerous play on the pool deck

- Drug use, fighting, intoxication or indecent or immoral behavior will result in immediate dismissal
 - Smoking, smokeless tobacco products, vaping and chewing gum
 - Glass containers
 - Food or drinks within 3 feet of the pool
 - Sitting, standing, and hanging on pool lanes
 - Swallowing or spitting pool water
 - Intentional hyperventilation or other breath holding activities
 - Floatation devices and rafts. Only US Coast Guard approved flotation devices are permitted
 - Private parties
10. Pool visitors are expected to keep the pool and deck areas clean by using the garbage cans provided.
11. The Hidden Valley Foundation will not be responsible for any money or property loss.
12. All injuries must be reported immediately to the lifeguards.
13. Pets are NOT permitted in the Pools or around the fenced pool area. Only a registered service animal is allowed on the Pools premises with proof of registration.
14. Appropriate behavior is expected by all pool visitors. Violation of the rules may result in temporary or permanent loss of pool access.

GUIDE FOR RENTERS USING THE POOLS

Everyone is expected to follow the rules. Rules for using the pools are extensive and can be found on hvtoday.com. The following are the basics.

1. No one may use the pools except during pool hours with lifeguards on duty.
2. All visitors must sign a Hidden Valley Waiver Agreement to enter the pools.
3. Renters may use the pools after getting a temporary pass from the pool staff by presenting a rental agreement and must be present when their guests are at the pool.
4. There is a limit of 10 persons per rental unit.
5. Individuals with health problems potentially detrimental to the health of themselves or others may be denied entry at the discretion of the pool management.
6. Children 12 years and under must be accompanied by an adult (18 years or older) and always be under that adult's supervision.
7. Individuals without full bladder and bowel control should use swim diapers. Diaper changing in the pool area is not permitted.
8. Everyone must exit the pool at closing or at the instruction of the lifeguards for weather related or any other conditions.
9. Proper swimming attire is required to enter the pool water.
10. The following are prohibited:
 - Harassment of the lifeguards and all other Foundation staff
 - Diving, flipping, and jumping backward into the pools
 - Running and dangerous play on the pool deck
 - Drug use, fighting, intoxication or indecent or immoral behavior will result in immediate dismissal.
 - Smoking, smokeless tobacco products, vaping and chewing gum
 - Glass containers
 - Food or drinks within 3 feet of the pool.
 - Sitting, standing, and hanging on pool lanes
 - Swallowing or spitting pool water
 - Intentional hyperventilation or other breath holding activating
 - Floatation devices and rafts. Only US Coast Guard approved flotation devices are permitted
 - Private parties
11. Pool visitors are expected to keep the pool and deck areas clean by using the garbage cans provided.
12. The Hidden Valley Foundation will not be responsible for any money or property loss.
13. All injuries must be reported immediately to the lifeguards.
14. Only a registered service animal is permitted in the pool area upon proof of registration.
15. Appropriate behavior is expected by all pool visitors. Violation of the rules may result in temporary or permanent loss of pool access. Unit owners may be impacted by renter's violations.