



HVPOA Newsletter

November 23, 2009

Next Board

Meeting:

December 19th, 10 am

Directions:

[Flying J Travel Plaza](#)

1460 N 1750 W,

Springville, UT

(801) 489-3622

Exit 261 from I-15.

Meeting in the Balcony of
Restaurant.

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Hideaway Valley Reorganizes and we want your input

Greetings from your Interim Board: As you may or may not be aware, there has been a significant disruption in the governing body pertaining to the Board of Trustees in quiet Hideaway Valley. At a board meeting called for Nov 9 in Fairview, three of the Trustees, Jim Taufer, Rick Widdop, and Roy Walker, submitted letters of resignation. The orphaned Trustees, Clifford Johnson and Tom LeFevre, conversed with the members present for a course of action. Referring to the election of May 09, Mr. Meyers was able to access his computer records and acknowledged the next person in line from that election was Diana Tallmon. By motion of the remaining board, as per state law 16-6a-810, Ms. Tallmon was appointed to the Board of Trustees to re-establish a quorum. Ms. Tallmon was then seated at the table of the Board and the meeting continued.

There are many things still to address. Your input, patience, and support will be appreciated as we seek candidates to fill vacancies and strive to keep essential services uninterrupted.

Some thanks are in order for the many hours and efforts volunteered in Hideaway and we believe the future can be brighter as we all learn to communicate and cooperate.

Meetings Resume Regular Scheduling

To increase attendance and participation, the board has voted unanimously to have member and board meetings on a regular schedule. Board meetings will be the third Saturday of the month at 10am and member meetings will be the third Saturday of July, October and January. The annual meeting will be held the third Saturday in April. When board and member meetings fall on the same day, the board meeting will

follow the member meeting.

Trustees have also decided to alternate, when possible, meetings between Sanpete County and Utah County. Your participation is valuable and we hope moving meetings to weekends and alternating between locations will increase your ability to attend.

The next board meeting is Saturday December 19, 10am., at the Flying J in Springville.

Call for Candidates

We are calling for nominations to fill the vacancies left by the resigning Trustees.

There will be an election at the January 23, 2010 member meeting to fill each position for the remainder of the term for the three resigned trustees.

The cutoff for prospective candidates is 12/31/09. Please declare your candidacy by sending up to a 250 word description of your qualifications and agenda along with a photo. We will then include your platform in the January newsletter included in the meeting notice mailed with the 4th quarter statement.



Reorganizing can be time-consuming so candidates must be willing to meet several times a month, when necessary. If possible, could you hand deliver your declaration at the December 19th board meeting?

Or email it to
Secretary@hideawayvalley.org

Or mail it to:
HVPOA Secretary
HC 13 Box 3001
Fairview, UT 84629

Or Fax to: 801 492 1077

Board Information

Clifford Johnson 801 602 3459
VicePresident@Hideawayvalley.org

Tom LeFevre 801 602 3101
Secretary@HideawayValley.org

Diana Tallmon 435 469 1417
Treasurer@HideawayValley.org

Web Site Update

We are pleased to announce the new website for the association is up and running. The website content has been moved to a new host but we retained the Hideaway URL (web address) of Hideawayvalley.org. Type in HideawayValley.org and you will automatically be redirected to the new location. Please use the new site as a resource. It will contain as much information as possible in lieu of a corporate office, which would be an expensive proposition.

User ID: hideaway
Password: 84da

If you are unable to attend a meeting but want to read the minutes, need a copy of the Articles, Covenants, or by-laws, or the latest newsletter please go to our site. A box will pop up and ask for an ID and password



Please let us know if you have some suggestions for what you would like to see covered on the web site.

What does “Represented at a meeting mean?”

In Hideaway, our By-laws allow for voting in several ways. We can vote:

- in person at a member meeting
- by mail-in Ballot (if mail-in ballots are used)
- by proxy (only good for one meeting)
- by assigning an agent (does not expire until revoked)

Although ideally, we would like to see all lot owners represented and participating with Hideaway issues—realistically, everyday life can prevent full

participation. The best choice is, of course, for all owners to attend meetings, participate in open discussion and make an informed vote. With 83% absentee owners (not full-time residents) hands on participation is a difficult proposition.

Another choice is to use a mail-in ballot. Ballots must be sent with sufficient information for you to make an informed decision. However, once a ballot has been sent with the information, any discussion or

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PROXY for Hideaway Valley Property Owners

A Meeting for the Hideaway Valley Property Owners is scheduled and noticed for

Date	Time	Location
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As per HVPOA By-law "2.9 Proxies," this Proxy is good for this date and location or any substitute date or location for this meeting.

I hereby appoint _____

Print their first and	last name
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as my PROXY HOLDER. He/she is authorized to attend and vote at the meeting described above, and any adjournments of such meeting, and shall act for me in the same manner and with the same effect as if I were personally present.

This proxy may be revoked by attendance of the undersigned at the meeting for which this proxy is valid, or by an express revocation, or by the execution and delivery of a subsequent proxy. If I send in a ballot, this proxy is expressly valid for issues not covered on the ballot that may arise and be voted on during the meeting. This proxy shall automatically expire after the completion of the meeting of its adjournment.

Signature of Owner or person designated to sign for the entity Date

Number of Lots Owned Lot Number (list every lot you own, both letter and number)

Phone # for verification

1. Return this by mail, fax, email attachment or hand delivery:

Mail to: Secretary of HVPOA
HC 3001,
Fairview, UT 84629
Fax 801 492 1077
Secretary@HideawayValley.org

2. Deliver a copy to the person whom you designated to vote for you.

VOTING AGENT FORM for Hideaway Valley POA

BE IT KNOWN, that I

_____,
Print name of Lot Owner or Representative of the entity that owns lot(s)

Lot(s) _____ (example A-365)
List letter and number of lot(s) owned

I do hereby grant a limited power of attorney to _____,
as my agent to vote on my behalf for each lot owned and listed above. My agent shall have full power and authority to undertake and perform the following on my behalf:

to vote in person, to sign proxies to vote at a meeting my agent cannot attend, and/or to use mail-in ballots to vote on my behalf, as per Section 2.7 of the by-laws of Hideaway Valley.

My agent agrees to accept this appointment and become Voting Members of Hideaway Valley Property Owners Association subject to these terms, and agree to act and perform in said 'Voting Member' capacity consistent with my best interests as s/he in his/her discretion deems advisable.

This Limited Power of Attorney may be revoked by me at any time, provided any person relying on this power of attorney shall have full rights to accept the authority of my agent until receipt of actual notice of revocation.

Signature of HVPOA member or duly appointed representative of entity

Date

NOTARY

STATE OF _____
COUNTY OF _____

On _____ appeared before me _____ who being duly identified, affirmed that he/she/they signed the foregoing being fully informed of its contents.

Notary

Return this by mail, fax, email attachment or hand delivery and give original to your agent:

Mail to: Secretary of HVPOA
HC 3001,
Fairview, UT 84629
Fax 801 492 1077
Secretary@HideawayValley.org

Saving Money in Tough Times

With the economy in such an unstable condition and people facing financial difficulty, the Interim Board is exploring ways to trim expenses and better utilize resources.

We have converted the corporate phone to voicemail only. The phone # will remain the same and the voicemail box will be checked daily, when possible. 435 427 5483

The savings should approximate \$800 a year. Additionally, the off-site storage building will be vacated and records maintained at our own facility with a resulting savings of \$336 a year.



Because we are going to have board meetings every other month in Utah county, this should save approximately \$200 a year. Sheldon Adelson said, "A million here and a million there, and pretty soon it adds up to real money. " Of course in Hideaway it's a hundred here and a hundred there.

Although some expenses are unavoidable and prices continue to rise on many services, we are confident as a team, we will find ways to offset rising costs and hopefully spend the savings on the roads. Any ideas are welcome.

The More You Know...

Transparency is essential in building trust between lot owners and a governing board. If trustees or officers make obtaining records problematic, suspicion builds. On the other hand there are issues of confidentiality that must be considered. Although Utah code gives both directors and members the right "to inspect and copy any of the records" and our bylaws say, "any member shall have the right to inspect all records of the Association," we must look to Utah's GRAMA Law (63-2-103) to determine what must be kept confidential. The GRAMA makes Social Security numbers, driver's license numbers, birth dates, attorney-client privilege, and anything "which constitutes a clearly unwarranted invasion of personal privacy" fall under confidentiality.

Financial records are most requested followed by membership lists. Here is a quick recap of Utah's inspection rights:

- Members have the same inspection rights as a director. 16-6a-1602
- The board must mail the most recent financial statement within 15 days of a written request without charge. 16-6a-1603
- Member's and voting list is available for inspection upon written request.
- Most records are electronic and can easily be emailed. 16-6a-818

To inspect records you must:

- a) Send a written request stating what you want to inspect and give a proper purpose .
- b) Give 5 days notice and set up an appointment to inspect documents not available digitally.
- c) Pay a small fee for hard copies or you may receive them electronically.
- d) Never use a member list for commercial purposes.

Remember: "The right of inspection granted by Utah Code may not be abolished or limited by the articles of incorporation or Bylaws." 16-6a-1602-5.

Notes:

Snow Removal. The board voted to accept the T. Crisp bid, approx \$700 per storm over 6" to secure uninterrupted essential services.

Invoices: Next invoice will be in January for the 4th quarter. All third quarter assessments were due by November 1 and begin accruing interest when late. We hope to offer you a 10% discount for the next fiscal year if you pay in full the first quarter.

All credits for Concerned Property Owners (CPO) legal fees should have been credited. If you believe yours was overlooked, please contact the treasurer.

HVPOA Newsletter

HC 13 Box 3001

Fairview, UT 84629

435-427-5483

Coming in future issues:

Comprehensive road plan

Candidate profiles

2010 at a glance

Represented at a meeting, continued from page 2

information presented at an open meeting won't reach those who aren't in attendance at the meeting. If you vote by ballot, you may miss out on important information presented that would change your vote. Unfortunately our current Bylaws require the Trustees use a ballot for most votes. But you can see a ballot isn't always the best choice.

The only absolute exception is State Law which forbids Trustees to be elected without a meeting--however mail-in ballots can be used in conjunction with a member meeting to vote in trustees, just not in lieu of a meeting.

Now, when you can't attend,

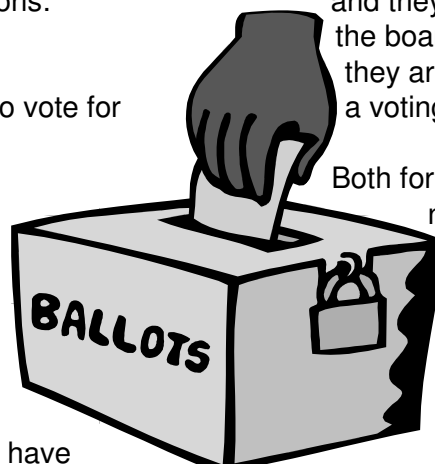
what can you do if you want your vote counted and life gets in your way? Maybe you don't understand the local politics and want someone you trust to vote for you? Maybe you will be traveling and can't rely on getting notices in a timely manner? You have two options:

1. to assign a proxy or
2. to assign an agent to vote for you.

The advantage of a proxy is that it is short term and only needs your signature; it does not need to be notarized.

However, if you want to have more long term representation you

may wish to appoint an agent. An agent form needs to be notarized. The advantage of assigning an agent is that it stays in effect until you revoke it, your agent can assign a proxy to vote if *they* can't make a meeting, and they can run for the board because they are considered a voting member!



Both forms are in this newsletter for your convenience and also available on our web site.