

Linn Valley Lakes P.O. A.
9 Linn Valley Avenue
Linn Valley, KS 66040



Board of Directors

David Freer - President

Lee Eisenhauer - Director

General Manager - Pamela R. McCoy

Randy Bowden - Vice-President

Raymond Moore - Director

Secretary - Ann Keffer

Joel Dannen - Director

NOTICE OF 2010 ANNUAL MEETING

Dear Linn Valley Lakes Property Owner:

The Annual Meeting of Linn Valley Lakes Property Owners Association will be held at 10:00 AM, Saturday, February 27, 2010, in the Linn Valley Lakes Clubhouse.

The election of one (1) Board member (Position 1) is on the Ballot for the 2010 Annual Meeting. Position 1 is a three-year term, which is currently held by Mr. Joel Dannen. Mr. Dannen is seeking re-election. Pursuant to the Articles of Incorporation and Bylaws of the Association, the Nominations Committee has met and nominated the one candidate that submitted his resume for candidacy.

The candidate nominated is Joel Dannen. Please vote for one (1) candidate. The top vote receiver will be placed in the position. Ballots with votes for more than one (1) candidate, including the write-in, will be invalid. Space for a write-in candidate is provided on the ballot.

A Ballot is enclosed for you to cast your vote in person or by mail for the Board of Directors position. The Ballot is pre-addressed and postage paid if you choose to not cast the Ballot in person. Please mark and sign the Ballot, fold it, and seal it together and mail.

It is extremely important that you either be present at the Annual Meeting, or sign and mail your Ballot, so that the Board of Directors' election can be held. Ten (10) percent of our total eligible membership constitutes a quorum.

If you plan to attend the meeting and cast your vote in person, voting will cease at 10:30 AM the morning of the 2010 Annual Meeting.

Sincerely,

**Board of Directors
Linn Valley Lakes
Property Owners Association**

PHONE (913) 757-4591
FAX (913) 757-2991

WEB ADDRESS: www.lvlpoa.com
INTERNET ADDRESS: lvloffice@lvlpoa.com

MESSAGES FROM THE CANDIDATES

Joel Dannen

Personal –

- Linn Valley Lake property owner since 2002 (2nd home).
- Primary residence - Overland Park, Kansas since 1999.
- Married to Kirsten (24 years).
- Two daughters –
 - Rachel (20) - Attends Baker University.
 - Julie (16) - Attends Olathe East High School.
- Two spoiled Labradors (“Lucy” yellow & “Gracie” chocolate).
- Member of Heritage Methodist Church (Overland Park). We attend LaCygne Methodist Church during weekends spent at Linn Valley.

Business –

- 20+ years of Operations Management Leadership.
 - 13 years with Western Auto Supply Company / Advance Auto Parts.
 - District & Regional positions (Locations – Iowa, Omaha, Upstate New York, & Kansas City).
 - 8 years and continuing with Safelite Auto Glass.
 - General Manager - Kansas City & surrounding area markets.
- My business success has been centered on the following points.
 - Stay focused on the customer.
 - Select, care for & develop quality associates.
 - Maintain focus on the company's business plan.
 - Be financially responsible.
 - Make sound decisions and keep my commitments especially during difficult times.

Our Family's Future –

Our family was instantly drawn to Linn Valley - we enjoy the year round recreation, community involvement and the many friendships we have developed. Linn Valley is our future home. Once our youngest daughter completes high school we will make Linn Valley our primary residence (target date: summer 2011).

Board of Directors Election Position –

After one year on the Board, I have jumped in with both feet. As I stated in last year's message - I'm not looking to be on the Board of Directors for selfish reasons. I simply want to lend my skills, experiences & personal motivation to continue keeping LVL an enjoyable place for us all - I won't waiver from this focus. I'll continue my leadership for the good of our community (present & future) and do my very best to make sure we have a fun place to live & invest.

I look forward to continue serving you as an LVL Board of Director.

And as always ... you have my personal pledge of courtesy, respect & responsibility as an LVL property owner & neighbor.

Sincerely,

Joel Dannen
Lot # 2098

BALLOT
ELECTION OF ONE BOARD MEMBER
ANNUAL MEETING
LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
FEBRUARY 27, 2010

To elect a director to Position One (1) on the Board of Directors to serve a three-year term.

This Ballot must be signed to be considered valid.

PLEASE VOTE FOR NOT MORE THAN ONE (1) CANDIDATE

**MARK THE
APPROPRIATE BOX**

Mr. Joel Dannen.....

(Write-In)

NUMBER OF LOT(S) OWNED: _____

LOT NUMBER(S): _____

PRINT YOUR NAME HERE: _____

SIGN YOUR NAME HERE: _____

(Only members who have paid their 2009 Annual Assessments are eligible to vote.)

Please vote for not more than One (1) candidate for the Board of Directors position. The top vote receiver will be placed in the position 1. The Ballot must be signed to be considered valid. The Ballot may be voted in person or by mail. If you do not plan to attend the Annual Meeting, please mark and sign your Ballot, fold, seal, and mail it. The Ballot is pre-addressed and postage paid. If mailed, the signed Ballot must be received in the office of the Association no later than 5:00 PM, Friday, February 26, 2010. In-person voting will cease at 10:30 AM the morning of the 2010 Annual Meeting.

A message from the candidate is enclosed on a separate sheet.

(Mark, Sign, Fold and Seal the Ballot before mailing.)

Linn Valley is the fastest growing city in Linn County, growing at near double digit increases annually. This growth is good, but it also carries some concerns. Two major concerns are water supply and sewage disposal. Government regulations are continually tightening requirements dealing with water and sewage systems and it's only a matter of time before Linn Valley is required to make changes.

During the past two years we have informed you in newsletters and monthly Board of Directors meetings that the POA and the City of Linn Valley have been working with Shafer Kline & Warren Inc, an engineering firm that works with utilities, to evaluate our water and sewer systems. The SKW study is done and we are rapidly approaching a need to upgrade our water and sewer utilities.

Obviously any upgrade carries a cost. The big question is "how do we pay for this". There are two ways to fund the costs.

- 1) The POA funds the projects out of its budget. This method will put the entire cost burden on the property owners and consequently increase your annual dues substantially. As a private corporation the POA is not eligible for Government funds to help defray costs. All loans would be from banks at their normal rates.
- 2) Deed the water and sewage utilities to the City of Linn Valley and let the POA handle the operation. With the City of Linn Valley as the owner, the city would then be eligible for grants, bonds and low interest long-term loans. **The City of Linn Valley is eligible to apply for up to 45% of the costs in grants from Kansas Rural Development.** Grants are money given for a project that never needs to be repaid. The remainder of the projects costs could be financed through low interest long-term government loans or bonds. Government loans are available at an interest rate that is about one-half of what banks charge. Bonds are also at very favorable rates. There is also stimulus package money out there for projects that are ready to move forward.

Funding method #2 is clearly the most cost effective approach. By the time we calculate in the difference in interest rates, the grant money and any stimulus package money, our cost could be near one-half of what it would cost if the POA were to fund the same water and sewage projects. ***The monthly cost with method #2 will be close to what you are currently paying for water and sewer service.***

Your Board of Directors realizes this is a huge decision. We have been working on this for two years and now **we are asking for your approval of a transfer of water plant and sewage disposal assets to the City of Linn Valley**, so funding method #2 above may be pursued. We hope you feel comfortable with our direction and we encourage you to approve this transfer to the City of Linn Valley.

If you approve of this transfer, an Instrument will be made available at the Property Owners Association Office. Please stop by the office to sign the Instrument. All owners of record that are listed on the deed (husband, wife, brother, sister, etc.) of a lot must sign the Instrument. The Instrument will also be available at the Annual Membership Meeting. If you are unable to sign the Instrument in person at the office or the Annual Membership Meeting, please contact the POA Office at 913-757-4591 and we will send it to you. We must obtain 20% of all eligible property owners' signatures for this transfer to occur. All copies must be recorded at the Linn County Register's office and each sheet costs the POA four dollars, so we can save some money if we have multiple entries on one page. Please sign before March 1, 2010.

David Freer – President
Randy Bowden – Vice-President
Joel Dannen - Treasurer

Raymond Moore – Director
Lee Eisenhauer – Director