

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
REGULAR SESSION  
MARCH 15, 2008  
9:00 AM**

President Freer called the meeting to order.

Board Members in attendance were:           David Freer, President  
  Randy Bowden, Vice President  
  Raymond Moore, Director  
  Lee Eisenhauer, Director  
  Dick Atchity, Director

Also in attendance were:                     Pam McCoy, General Manager  
  Darcy Domoney, POA Attorney  
  Ann Keffer, Secretary

**1. Approval of the February 16, 2008, Board of Directors Meeting Minutes.**

- a. Mr. Moore moved to approve the February 16, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- b. Ms. Eisenhauer moved to approve the February 16, 2008, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

**2. Approval of the March 1, 2008, Special Board of Directors Meeting Minutes.**

- a. Mr. Bowden moved to approve the March 1, 2008, Special Executive Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the March 1, 2008, Special Regular Session Meeting minutes. Motion seconded by Mr. Bowden and approved by the Board of Directors 5-0.

**3. President's Report.**

Mr. Freer reported that Mr. Randy Bowden and Mr. David Freer were re-elected at this year's Annual Meeting. A list of the POA Board Officers and Directors of Committees was presented.

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### **4. Manager's Report.**

Ms. McCoy, General Manager, reported that the exercise room is ready for use. Keys are available at the office. New locks have been put on the door. Thanks to those responsible for the renovation. A new 49 cu. ft. reach-in freezer was delivered for the Pro Shop Restaurant but it had to be sent back due to some damage. A replacement will arrive next week.

### **5. Treasurer's Report.**

Mr. Atchity announced that there were copies of the financial information available. It was reported that the receipt of current year assessment payments were up from last year as well as past assessment payments.

### **6. Committee Reports.**

- a. **Architectural** – Mr. Jerry Moore reported that the Architectural Committee reviewed 7 new applications. Two (2) for sheds and others were miscellaneous.
- b. **Recreation** – Ms. Eisenhauer announced that next activity would be the Easter Egg Hunt on March 22, 2008, at 11:00 am at the Clubhouse. There will be a “Bring Your Mom Movie Night” in May on Mother’s Day weekend. Movie TBA.
- c. **Golf** – Mr. Spitzenberger announced that the All Association Kick-Off will be held on April 5, 2008 beginning at 9:00 am. The chemicals are scheduled to be applied on March 24, the gravel on the cart paths on April 1, and the aeration on April 7<sup>th</sup> and 8<sup>th</sup>. Volunteers to help with the aeration are welcomed.

## **AGENDA ITEMS:**

### **1. Men's Golf Association.**

Mr. Moore made a motion, inclusive of all golf associations, that the first round be free for any player who has never been a member of an association before. Motion seconded by Mr. Atchity and approved 5-0.

Mr. Freer announced that Mr. Jack Colgin will be working with the Fisheries Biologist on a lake analysis and fish report.

### **2. Road Maintenance.**

Ms. McCoy reported that rock is being put in place on side roads. Mr. Jerry Moore is to make sure roads are graded as needed before rock is put into place. The patching of the Chip & Seal will be done by POA maintenance this year. Bids are being taken on work needed for better water drainage at the 3-way intersection.

**3. Golf Course Maintenance Shed.**

Mr. Bowden made a motion to purchase a 12 x 16 ft. shed with a loft from Sue Page at a cost of \$2,975.00. Motion was seconded by Mr. Moore and approved 5-0. Ms. McCoy stated that the pile of rock for the course will be placed behind the golf course cart barn. A cement pad will be needed before moving the sand pile.

**4. 2008 Standing Committee Appointment.**

Mr. Freer noted that the Nominating Committee consisted of all new members. Ms. Eisenhower made a motion to accept the Standing Committees as presented. Mr. Moore seconded the motion and approved 5-0.

**5. Viability of Comprehensive Plan.**

Mr. Atchity reported that the committee was focusing their attention on 17 – 18 areas within Linn Valley Lakes. After discussion, it was the consensus of the Board to have the committee to continue. The committee will consider guidelines and procedures at their next meeting.

**6. Main Lake Dock.**

Bids are being received for a 12 x 20 ft. dock with ladder to be placed on the spillway by the dam. Mr. Jerry Moore is to confer with the state as to the feasibility of attaching it to the dam. It was the consensus of the Board to accept a bid submitted of \$6,388.35 for the dock with treated lumber decking.

**7. Outside Vendor for Auction.**

Mr. Bowden made a motion to allow an exception to the Outside Vendor Policy at the auction of two properties and contents at the Clubhouse on April 12, 2008. Motion seconded by Ms. Eisenhower and approved 5-0.

**8. Discussion on ATV's.**

It has been reported that there are ATV's coming into Linn Valley off the county roads and through the front gate of non-property owners. Discussion was held on whether non-property owners should be allowed to bring their ATV's into Linn Valley. The Comprehensive Plan Committee will be considering the procedures to put into place regarding ATV's and dirt bikes in Linn Valley Lakes. It was noted that the police should be notified if there is trespassing of vehicles on private property. A complaint must be made for them to issue a citation for trespassing.

Mr. Jerry Moore stated that when it is dry enough to work on the dam that a little more dirt needs to be brought in and then the grass seed can be put down.

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There being no further business to discuss, Mr. Bowden made a motion to adjourn the March 15, 2008, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary

