

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
EXECUTIVE SESSION
JANUARY 16, 2010
8:00 AM**

Mr. Freer called the meeting to order.

Board Members in attendance were: David Freer, President
 Randy Bowden, Vice-President
 Joel Dannen, Director
 Lee Eisenhauer, Director
 Raymond Moore, Director

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

1. Legal Issues.

a. Moorcal Batteries.

After discussion, it was the consensus of the Board of Directors to not accept a deed on Moorcal Batteries 89 Lots.

b. Water/Sewage Transfer Instrument.

The Board of Directors and Mr. Domoney discussed the layout of the instrument. Several options were reviewed. It was the consensus of the Board of Directors to not mail the instrument to the individuals at this time, but to send a letter out with the 2010 Annual Membership Meeting Notice. The letter would ask the property owners to sign the instrument at the POA office or at the 2010 Annual Membership Meeting.

c. Petition to Opt Out of Linn County Rural Fire Real Estate Taxes.

The Board of Directors had approved, at the December 19, 2009, Board of Directors Meeting for Mr. Freer to sign the City of Linn Valley's petition regarding the Linn County Fire Tax being switched to the Linn Valley Fire Department. This is in regard to all real estate owned by the Linn Valley Lakes POA. The Petition had been received and reviewed by Mr. Domoney. The Petition was signed by Mr. Freer.

d. Deeding Lots to the City of Linn Valley.

Mr. Domoney had reviewed with Gary Thompson, City of Linn Valley Attorney and Ken Shetlar, Engineer, in regards to the water and sewage project and deeding the lots owned by the POA. This item is still under review.

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2. Chlorine Contact Basin.

The POA received two (2) bids on the Chlorine Contact Basin for the Water Treatment Plant – Mill Valley Excavating = \$40,000 and Cutting Edge Excavating, Inc. = \$64,920. Both bids were substantially higher than expected. Ms. McCoy was instructed to contact Ken Shetlar, Engineer, about the price. No action was taken on this issue.

3. Sewage Lift Station Pit.

The POA continues to have problems with items going through the lift station that damages the pumps and/or motors. Lewis Cyr, Maintenance Supervisor, found an example of a pit that would catch such items that are causing the problems. Mr. Cyr had received one bid for \$4,350. It was the consensus of the Board of Directors to install the pit, but to wait to see if enough signatures are received on the Water/Sewage Project Instrument.

Mr. Bowden moved to adjourn to the Regular Board of Directors Meeting. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
JANUARY 16, 2010
9:00 AM**

President Freer called the meeting to order.

Board Members in attendance were: David Freer, President
Randy Bowden, Vice-President
Joel Dannen, Director
Lee Eisenhauer, Director
Raymond Moore, Director

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

1. Approval of the December 19, 2009, Board of Directors Meeting Minutes.

- a. Mr. Bowden moved to approve the December 19, 2009, Board of Directors 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 December 19, 2009, Board of Directors Regular Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer did not have anything to report that wasn't on the agenda.

3. Manager's Report.

Ms. McCoy reported that we continue to have problems at the sewage lift station. The Board of Directors had also approved the expense for ten (10) picnic tables that Mayor George had discussed at the December, 2009, Board of Directors meeting. Ms. McCoy also expressed her thanks to the City of Linn Valley for the purchase of one load of salt and sand mix.

4. Treasurer's Report.

Mr. Dannen reported that, at the end of 2009, the total funds available were \$175,786.99. Total revenue was \$1,699,242.37 and total expenses were \$1,433,635.35. Capital expenditures were \$79,086.37. Loans and leases payments were \$101,059.05.

5. Committee Reports.

- a. **Architectural** – Mr. Bowden stated that there had been very little activity for the Architectural Committee.

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- b. Recreation** – Ms. Eisenhower reported that 40 people attended the New Year’s Dance. The Committee has been asked to have a St. Patrick’s Day Dance. There was discussion on the bingo activity. Attendance has been low. Judy Colgin will be sending out a mass email asking for support.
- c. Golf** – Mr. Moore stated that the Committee had not met. He reported that the golf maintenance crew has been working on winter rebuild.
- d. Finance** – Mr. Dannen reported that the Finance Committee had met and approved the budget. Mr. Freer commented that Ms. McCoy deserves a lot of credit for preparing the budget and keeping the association within the budget. This had occurred since Mr. Freer had become a Board member.

AGENDA ITEMS:

1. Instrument for Water/Sewage Transfer.

Mr. Domoney reviewed the guidelines for obtaining signatures for the transfer of the water and sewage utilities from the Property Owners Association to the City of Linn Valley. There must be 20% of the eligible property owners in favor of the transfer. We will attempt to gain signatures in the month of February through property owners stopping by the office and the Annual Membership meeting.

2. Corporate Secretary.

Ms. McCoy stated that the Property Owners Association is in need of a Corporate Secretary. Ann Keffer has been serving as the Secretary, but is willing to step down if we are able to find someone to take her place since she and her husband travel. If anyone is willing to serve as the Secretary, please contact Ms. McCoy.

3. Water & Sewage Project Update.

This item was discussed under **1. Instrument for Water/Sewage Transfer.**

4. 2010 Ballot Counting Committee.

Ms. McCoy stated that the ladies that had served on the Ballot Counting Committee in 2009 were willing to serve in 2010. Mr. Bowden moved to approve Claudette Purtle, Barbara Riley, Ann Riley, and Mary Stringer to serve on the 2010 Ballot Counting Committee. Motion was seconded by Mr. Dannen and approved by the Board of Directors 5-0.

5. 2010 Budget.

Ms. McCoy reviewed the 2010 Budget that she had prepared. The budget is based on 2,900 property owners paying the full annual assessments. We will hopefully also receive \$75,000 in pastdue assessments. Additional revenues proposed are \$631,050.50. Expenses are \$1,533,202.60. Loan and lease payments will total \$121,288.43. Capital Expenditures proposed total \$55,200. Mr. Moore moved to approve the 2010 Budget as presented. Motion was seconded by Mr. Dannen and approved by the Board of Directors 5-0.

6. 2010 Golf Fees.

After discussion, Mr. Moore moved to leave the fees at the 2009 prices. Motion was seconded by Ms. Eisenhower and approved by the Board of Directors 5-0.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the January 16, 2010, Board of Directors Meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.