

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
EXECUTIVE SESSION  
JANUARY 17, 2009  
8:00 AM**

Mr. Freer called the meeting to order.

Board Members in attendance were:           David Freer, President  
  Randy Bowden, Vice President  
  Raymond Moore, Director  
  Lee Eisenhower, Director  
  Andy Robb, Director

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

**1.     Legal Issues.**

Mr. Domoney updated the status of the LVLDD LLC foreclosure lots for the Board of Directors. He reported that no appeal had been filed by LVLDD LLC. Mr. Domoney informed the Board that they can have multi Sheriff's Sales on the foreclosures and can select which lots are preferred for each sale. It was the consensus of the Board to select five (5) building lots for the first sale.

**2.     POA Sponsored Open Golf Tournaments.**

Mr. Freer announced that he met with Mr. Moore, Ms. McCoy and Mr. Spitzenberger, Chairman of the Golf Committee, to discuss the possibility of hosting POA sponsored tournaments. They recommend that the POA sponsor five (5) open tournaments this year. They recommend that the cost be \$60.00 per person with a cart, \$50.00 no cart. There are to be 18 – 4 person teams. This recommendation will be taken to the Golf Committee at their February meeting.

Mr. Bowden made a motion to adjourn to the Regular POA Board of Directors meeting. Motion seconded by Mr. Freer. Approved 5-0.

Ann Keffer, Secretary

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
REGULAR SESSION  
JANUARY 17, 2009  
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 Eisenhower, Director  
  Andy Robb, Director

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

**1. Approval of the December 20, 2008, Board of Directors Meeting Minutes.**

- a. Mr. Bowden moved to approve the December 20, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.
- b. Ms. Eisenhower moved to approve the December 20, 2008, Board of Directors Regular Session Meeting minutes with noted corrections. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

**2. President's Report.**

Mr. Freer announced that the Meet the Candidates will be held on February 7, 2009 at 10:00 am at the Community Center.

**3. Manager's Report.**

Ms. McCoy stated that the Standing Committees sign-up sheets for the year 2009 are available. The renovations on the bathhouses are almost complete. The Clubhouse shower rooms required more extensive repairs than anticipated in damaged wood and sheetrock. The Golf Committee will meet on February 2, 2009 at 6:00 pm at the Community Center. Ms. McCoy also reported that the assessment receipts are on track.

**4. Treasurer's Report.**

Mr. Robb reported there were more expenses in 2008 than anticipated. It was a very difficult task to keep within the budget.

**5. Committee Reports.**

- a. Architectural** – Mr. Jerry Moore reported the Architectural Committee has not met for a month as there were no permits to review except for one (1) shed. There are several permits to review at the next meeting.
- b. Recreation** – Ms. Eisenhower reported the Recreation Committee met on Thursday to set the tentative schedule of events for the year 2009. The next planned event will be a Community Social on March 21, 2009. “Irish Stew” will be served after Bingo at the Clubhouse. Donations will be accepted. There will be games, cards etc. Everyone is invited.
- c. Golf** – Ms. McCoy announced a Golf Committee Meeting scheduled for February 2, 2009.
- d. Finance** – Finance Committee Chairman, Mr. Jerry Moore, reported the Committee has reviewed the 2008 financial records. He noted that in spite of being \$70,000.00 over on Capital Improvements, all looked good. He commended Ms. McCoy and the POA Board of Directors for their efforts. The Committee also reviewed the 2009 Budget.
- e. Nominations** – Mr. Freer reported the Nominations Committee met and interviewed each of the four (4) candidates for the POA Board of Directors for year 2009 and approved all to campaign for election.

**AGENDA ITEMS:**

**1. Appointment of 2009 Annual Meeting Counting Committee.**

Mr. Moore made a motion to approve Claudette Purtle, Barbara Riley & Ann Riley to serve on the 2009 Annual Counting Committee. Motion was seconded by Mr. Bowden. Approved 5-0.

**2. Ormsby Boat Dock Discussion.**

After extensive discussion, Mr. Moore made a motion to table this item until the February meeting allowing time for clarification on the placement of the dock. Mr. Robb seconded the motion. Approved 4-1, with Mr. Bowden being the dissenting vote.

**3. Line of Credit 2007 to a Loan.**

The current line of credit in the amount of \$247,000.00, for the dam renovation, is due to be turned into a loan by March 27, 2009. Ms. McCoy recommended a 10 year note with 6 or 6 ½ % interest with an annual payment. Mr. Robb made a motion to proceed with Ms. McCoy's recommendation, seconded by Mr. Moore. Approved 5-0.

**Open Forum:**

Mr. Domoney announced that he is to become a grandfather February 7, 2009. He also stated that this year will be his 20<sup>th</sup> anniversary of serving as attorney for Linn Valley Lakes Property Owners Association. He also stated that Ms. McCoy will celebrate her 20<sup>th</sup> anniversary of employment with LVL this summer. Congratulations to both for their years of service.

There being no further business to discuss, Mr. Moore made a motion to adjourn the January 17, 2009, Board of Directors meeting. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary

