

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
JANUARY 19, 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
 Ms. Lee Eisenhauer, Director
 Mr. Dick Atchity, Director

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

1. Approval of the 2007, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the December 15, 2007, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.
- b. Mr. Bowden moved to approve the December 15, 2007, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Atchity and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer announced that there was a combined meeting of the POA Board of Directors, the Linn Valley City Council and residents with the Planning Commission on Monday, December 17, 2007 at 6:00 pm at City Hall. Discussion was held on the future installation of water and sewer lines in Linn Valley. Since Rural Water District #1 already has meters in Linn Valley as does Linn Valley Lakes, different aspects of providing good water service to Linn Valley residents was discussed. The City of LaCygne is another possible source of water for Linn Valley. It was decided to have the engineering firm of Shafer, Kline & Warren prepare the plans for a sewage disposal system.

3. Manager's Report.

Ms. McCoy reported that 7 lots sold at the Sheriff's Sale yesterday, January 18, 2008. POA ended up with 74 lots. Ms. McCoy calculated that the POA net profit was \$2,900.00.

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The “Meet The Candidate” will be held following this POA Board Meeting today. Our accounting firm will be here Thursday & Friday, January 24th & 25th, to do an audit. This audit is done every 3 years.

4. Treasurer’s Report.

Mr. Atchity noted that a copy of the Treasurer’s Report has been provided to each person. Capital expenses were added by \$5,200.00 per the dam project and the appropriate adjustment has been made on the adjusted proposed budget.

5. Committee Reports.

- a. **Architectural** - Mr. Jerry Moore, Chairman of the Architectural Committee, reported that 107 permits have been issued in the year 2007. This is in comparison to 96 permits in 2006. Twelve (12) of this year’s permits were for new homes.

Mr. Moore also reported that the reports on the dam completion have been sent to the State engineer. He called the State and received notice that we do not need to have an extension issued. Mr. Moore stated that he may need to add a little more black dirt, then fine grade it and seed. The total cost is about \$260,000.00. That is below the estimated cost calculated several years ago.

- b. **Recreation** – Ms. Eisenhower reported that about 70 people attended the New Year’s Eve Dance. The D.J. did a great job. The next activity planned by the Recreation Committee will be the Easter Egg Hunt on March 22nd. The Kid’s Christmas Shop netted a profit of over \$600.00. Again, the committee thanks all the volunteers that participated.
- c. **Golf** – Golf Chairman, Don Spitzenberger, reported that there would be no Golf Committee Meetings in the months of December and January. The next meeting will be the first Monday in the month of February at 6:00 pm at the Community Center.
- d. **Comprehensive Planning** – Mr. Atchity explained that this is a long-term blueprint for our community for the next 5 years. The committee had their second meeting last Saturday and identified major areas for the plan. The committee will draft this plan, compare it to the City of Linn Valley’s Comprehensive Plan and present the final draft at the March Regular POA Board Meeting.

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AGENDA ITEMS:

1. Radio Advertisement.

Amy Wood, of a Fort Scott Broadcasting Company talked with Ms. McCoy about the possibility of securing advertisement time on their station. The station runs a Radio Auction the month of February. She suggested that we could provide a lot, lots or UDI's to auction and the POA would receive that value in advertising for the year of 2008. The ads could change throughout the year and they may do a remote broadcast at Community Day. Mr. Freer suggested we give them one (1) Multipurpose lot, one (1) camping lot and two (2) UDI's with value as set by our sales office to provide advertising four (4) times a day through the summer. Mr. Bowden made a motion to pursue this opportunity. Motion was seconded by Mr. Moore and approved 5-0.

2. Real Estate Office.

Ms. Branine contacted Ms. McCoy regarding the agreement to revisit the contract for their office. The date of Monday, January 28, 2008, at 3:00 p.m. in Ms. McCoy's office is set for the meeting date. Ms. McCoy will contact committee members and advise them of the meeting.

3. Approval of 2008 Budget.

Mr. Moore made a motion to approve the proposed 2008 budget with the adjustments of Assessments for 2008 being \$327.00 and the change in water/sewer rates. Ms. Eisenhower seconded the motion. Approved 5-0.

4. Individual Property Owner For Sale List.

Mr. Freer stated that the Board would review the decision not to provide a property owners for sale list out of the office. Ms. Eisenhower stated that she would like to see the office allowed to provide this list. Ms. Branine stated the positives, as the on location realtor that she believed existed by not providing this list. Also stated was the concern of the time of the office personnel needed to maintain this list and a concern on its accuracy. After discussion, it was the consensus of the Board to continue with the present policy of the office not providing this list.

5. Meeting Attendance.

Mr. Atchity expressed a concern for the lack of attendance at the POA Board Meetings. Some of the suggestions were: provide food, have guest speakers, post the agenda on the website several days in advance. It was agreed that the agenda would be available by the Thursday prior to the meeting. It will be posted on the website and available at the office. Some guest speakers recommended were: city officials, codes supervisors, police, fire officials.

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6. Memorial Park Status.

Mr. Atchity inquired as to the status of this project stating that he believed this property is very important to the first impression of our community. Mr. Bowden stated that he spoke with Mr. Hook and the delay in the progress is the acquisition of the 501C3 for the tax exemption status. This 501C3 is necessary to get major corporations to donate to our park. Mr. Hook will try to expedite this procedure. As of this date, there has been approximately \$3,000.00 donated from individuals and businesses.

7. Additional Items.

Mr. Chuck Hennen asked why there is a difference in the amount of sewage that is pulled from his tank at different times. Ms. McCoy will check to see if the sewer tank trucks can be fitted with a gage attached either as a visual or a float. Ms. McCoy also advised Mr. Hennen to call the office if he feels that there has been a shortage in what he ordered and she will see to it that the problem will be addressed.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the January 19, 2008, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

Ann Keffer, Secretary