

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
FEBRUARY 16, 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 2007, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the January 19, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the January 19, 2008, Board of Directors Regular Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- c. Mr. Moore moved to approve the February 8, 2008, Special Executive Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- d. Ms. Eisenhauer moved to approve the February 12, 2008, Special Executive Session Meeting minutes. Motion seconded by Mr. Bowden and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer reported that a Real Estate meeting was held on January 28, 2008. Reece Nichols has changed to Prudential. The Annual Election of Board of Directors will be held next Saturday, February 23, 2008. Everyone was reminded to vote. There will be a joint meeting with the City of Linn Valley on February 25, 2008, to discuss the progress on the water/sewer installation. Real Equities has been sold to Mr. Carmon Decker Bonanno. Real Equities is now Deer Trace Estates LLC.

3. Manager's Report.

Ms. McCoy, General Manager, reported that the exercise room is under renovation. A wall has been replaced and the room is now ready to paint. The advertising with the Fort Scott radio station has been put into place and will have an on air interview with Ms. McCoy. At the annual meeting next Saturday, the Linn Valley Auxiliary will be selling rolls and coffee before the meeting and a spaghetti lunch from 11:00 am to 2:00 pm. The lunch is \$5.00 and proceeds will be used for a Scholarship Fund for Linn Valley graduates.

4. Treasurer's Report.

Mr. Atchity announced that there were copies of the budget information available. He stated that assessment receipts in January this year has exceeded last year by \$80,000.00.

5. Committee Reports.

- a. Architectural** – Mr. Jerry Moore reported that the Architectural Committee reviewed 4 new applications.
- b. Recreation** – Ms. Eisenhower announced that next activity would be the Easter Egg Hunt on March 22, 2008, at 11:00 am at the Clubhouse.
- c. Golf** – Mr. Spitzenberger announced that Mr. Ken Virgin has been hired as the new Golf Course Assistant to Mr. Dale Moles. They have been busy repairing equipment during the winter months. There will be more trees cut down around hole #17 to allow more sunlight and air flow. The chemical program will begin in March.
- d. Comprehensive Plan** – Mr. Atchity stated that this committee has identified some areas for review and these have been distributed to members for further planning. The plan is compliment the City of Linn Valley's Comprehensive Plan. The LVL plan will deal more directly with the amenities for Linn Valley Lakes.

Mr. Freer announced that the Personnel Manual has been brought up to date and will be presented to the employees.

6. Golf Committee Recommendations.

Mr. Spitzenberger reported that the Golf Committee recommends that there be no fee increases for this year. Mr. Freer reviewed the finances of the Golf Course and the possible increases in fees to offset any loss at the course. Mr. Bowden made a motion to increase the annual fees by a 3.1% increase and seconded by Mr. Freer. The motion was denied by a 2-3 vote by the Board of Directors. Mr. Moore made a motion to keep the rates the same as 2007 and was seconded by Mr. Atchity. Motion carried 3-2. Mr. Bowden made a motion have Twilight Hours year round and the start time to be 3:00 pm. Motion seconded by Mr. Atchity. Approved 4-1.

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7. Men's Golf Association.

Discussion was held on different ways that may be implemented to increase membership in the Men's Golf Association. Mr. Moore made a motion to table this item until the March meeting and seconded by Mr. Bowden. Approved 5-0.

Mr. Domoney announced that there would be one more Sheriff's Sale on Linn Valley Lakes Lots. This would probably take place in April 2008. The exact number of lots on this sale and the sale date will be announced when they are established.

Discussion was held on the possibility of UDIs being included in a golf membership package and if the Board would take those lots back if the member resigned. The Board of Directors will research this.

Men's Golf Association members do not have to be property owners.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the February 16, 2008, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary

