

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
EXECUTIVE SESSION  
FEBRUARY 20, 2010  
8:00 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

Board Member Absent:                           Raymond Moore, Director

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

**1.     Legal Issues.**

**a.     Water/Sewage Transfer.**

Discussion was held of the meeting that Mr. Freer, Mr. Moore, and Ms. Eisenhauer attended on February 3, 2010, with some City Council members in Topeka with Rural Development. Rural Development would not finance the entire development – only the more populated areas. Ken Shetlar, Engineer with Shafer, Kline & Warren will be in attendance at the 2010 Annual Membership Meeting for discussion purposes and to answer questions from property owners.

**b.     POA Funds Security.**

Ms. McCoy reviewed with the Board of Directors that she had contacted Pat Foreman with Labette Bank to secure the POA's funds over the FDIC maximum of \$250,000. Labette Bank is using a program called "CDARS". The bank purchases CD's that covers, or insures, excess money of customers. The Board of Directors was of the consensus to enter into the CDARS program through Labette Bank.

**c.     Letter to KDHE.**

The bids that we had received for the chlorine contact basin were \$40,000 and \$65,000. The Board of Directors had decided to wait on the installation to see if the transfer of the water/sewage utility passes. Rex Heape, Engineer with Shafer, Kline and Warren, recommended that the POA send a letter to KDHE asking for an extension on the installation of

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the chlorine contact basin. It was the consensus of the Board of Directors to send the letter to KDHE.

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 4-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
REGULAR SESSION  
FEBRUARY 20, 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

Board Member Absent:                         Raymond Moore, Director

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

**1.     Approval of the January 16, 2010, Board of Directors Meeting Minutes.**

- a. Ms. Eisenhauer moved to approve the January 16, 2010, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Bowden and approved by the Board of Directors 4-0.
- b. Ms. Eisenhauer moved to approve the January 16, 2010, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Bowden and approved by the Board of Directors 4-0.

**2.     President's Report.**

Mr. Freer reviewed the meeting that was held at Rural Development in regards to obtaining funding for the water/sewage project.

**3.     Manager's Report.**

Ms. McCoy stated that the main goal as soon as weather permits and the roads dry out is to start putting gravel down and to fix pot holes in the main road. The POA office is collecting email addresses from property owners for notifications that will be sent out by the office. The POA is still in need of members to serve on the Standing Committees for 2010. The Maintenance department will be installing street signs in March.

**4.     Treasurer's Report.**

Mr. Dannen reported on the financials for January 2010. Total funds available were \$452,942.64. Total revenues were \$363,335.73. Total

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expenses were \$84,721.58. There had been one loan payment of \$1,027.74 and no capital expenditures. Assessment collections were down over \$109,000.

**5. Committee Reports.**

- a. Architectural** – Mr. Bowden stated that there had been very little activity for the Architectural Committee.
- b. Recreation** – Ms. Eisenhauer reported there would be a St. Patrick's Dance on March 13<sup>th</sup> with a potluck dinner before the dance at the Clubhouse.
- c. Golf** – Ms. McCoy reminded everyone that if the golfer's annual membership and trail fees are not paid by March 1, 2010, the golfers will have to pay the daily fees if they choose to golf.

**AGENDA ITEMS**

**1. Two-for-One Golf Coupon.**

The Board of Directors had approved the 2-for-1 Golf Coupon good through the end of February. Ms. McCoy asked the Board of Directors for approval to extend the coupon through the end of the year. The Board of Directors approved to extend the coupon through the end of the year and to place it on the POA's website.

**2. Letter to KDHE – Chlorine Contact Basin.**

The POA had received two (2) bids for the construction and installation of the chlorine contact basin. They were \$40,000 and \$65,000. The Board of Directors decided to not do this project at this time since we are attempting to transfer the utilities over to the City of Linn Valley. Rex Heape, Engineer with Shafer, Kline and Warren, had suggested that a letter be sent to KDHE for an extension. It was the consensus of the Board of Directors to send the letter to KDHE.

**3. Water & Sewage Project Update.**

Mr. Freer stated that the POA is attempting to obtain 600 plus signatures of eligible property owners on the instrument to transfer the water/sewage utilities to the City of Linn Valley.

**4. Golf Cart Lease.**

Ms. McCoy informed the Board of Directors that she had been contacted by EZ-Go Golf Carts in regards to the current lease on the 30 golf carts that the POA leases. Our current lease is up in September 2010. Ms. McCoy stated that she will be researching to find the best deal for the POA.

**5. Todd Stone – LV Fire Chief.**

Mr. Freer introduced Mr. Todd Stone – Linn Valley Fire Chief. He also reviewed the details of the Memorial Service for the late Fire Chief Stan Giles. Chief Stone reviewed the desire to place a new fire station in the area by the 3-way stop. Homeland Securities has a 95/5 grant for buildings, apparatus, equipment, etc. Mr. Domoney stated that to transfer common property owned by the POA would be similar to what the POA is doing to transfer the water & sewage utilities to the City of Linn Valley. If lots could be located that would be suitable for building a fire station, the POA can deed the lots to the City of Linn Valley. The City of Linn Valley would then need to file for exemption of real estate taxes with Linn County. The Board of Directors assured Chief Stone that they are open to any suggestions or ideas that he might present to them.

There being no further business to discuss, Mr. Bowden moved to adjourn the February 20, 2010, Board of Directors Meeting. Motion was seconded by Mr. Dannen and approved by the Board of Directors 4-0.