

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
FEBRUARY 21, 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 Eisenhauer, Director
 Andy Robb, Director

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

1. Legal Issues.

Mr. Domoney identified the five (5) lots from the LVLDC LLC foreclosure that have been selected for the first Sheriff's sale. The sale is anticipated to take place around the first week in April. The lots selected are: 997, 2621, 3299, 4320 and 4586.

2. Deed Back Request.

The owner of lot #1705 has contacted Mr. Domoney in regards to deeding his lot back to the POA. This owner had contacted Mr. Domoney about 2 years ago with the same request and Mr. Domoney instructed him the procedure to follow to complete his request. He failed to follow through with the procedure then. It is the consensus of the Board to deny his request now.

3. Water Quality Issue.

Ms. McCoy, General Manager, Mr. Freer, Board President and Myrl Ostgren, Water Plant Supervisor met with Mr. Rex Heape, Engineer with Shafer, Kline & Warren to discuss the need for a chlorine applicator. Mr. Heape will assist in working on this issue. Also discussed was the need to have the computer program on the pump house computer that allows changes to be made in the parameters set for water quality.

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

Ann Keffer, Corporate Secretary

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
FEBRUARY 21, 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 Eisenhauer, Director
 Andy Robb, Director

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

1. Approval of the January 17, 2009, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the January 17, 2009, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the January 17, 2009, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer reminded everyone of the Annual Meeting scheduled for next Saturday, February 28, 2009 at 10:00 am at the lower level of the Clubhouse.

3. Manager's Report.

Ms. McCoy announced that the Linn Valley Community Church Youth will sponsor a Bake Sale next week at the Annual Meeting. The Linn Valley Auxiliary will serve a spaghetti lunch from 11:00 am to 2:00 pm at the Annual Meeting, also. Maintenance has closed the road at the north end of the 10-acre lake. Mr. Burns will erect a footbridge to assist walkers. Ms. McCoy will submit a request to the Youth Summer Program for four (4) or five (5) youth to work on the golf course and/or the Pro Shop Restaurant. This is a government sponsored program and will not cost the POA for their hours worked. Any property owner that has not paid their 2008 assessments as of March 1, 2009, will be referred to our collection agency, The Carlton Company, for collection. Ms. McCoy stated that the Standing Committees sign-up sheets for the year 2009 are available.

4. Treasurer's Report.

Mr. Robb reported assessment receipts for the month of January is under budget. Receipts are \$50,000.00 below comparison to January, 2008.

5. Committee Reports.

- a. Architectural** – Mr. Jerry Moore presented a year-end report of permits approved. In the year 2007, there were twelve (12) new homes built in Linn Valley. The year, 2008, there were six (6) new homes. Due to storm damage, there were twenty-four (24) permits issued for new roofs. Several tanks were approved for camping lots.
- b. Recreation** – Ms. Eisenhower reported 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.
- c. Golf** – Ms. McCoy announced the first POA Sponsored Open Tournament will be held on May 16, 2009. The “Hole-in-One” prize will be a fully ‘tricked-out’ golf cart (estimated value of \$6,500.00). At least six (6) other prizes have been secured. A suggestion from the audience was to provide a youth training camp. Mr. Moore stated that he has made contact with a person from Archie to help set up a program.

AGENDA ITEMS:

1. Deer Trace Estates Lot Violations.

Mr. Freer stated that the permit for the clearing of these lots was issued in February, 2008 and expired in August, 2008. The Board will contact the City of Linn Valley to request they proceed with action to the violation for lack of completion of the clean-up process.

2. Ormsby Boat Dock.

Mr. Bowden reported that the Architectural Committee, after extensive discussion voted unanimously to deny the permit. The Board opened it up for discussion and fielded several questions and comments from the audience. Mr. Moore made a motion to accept the Architectural Committee's recommendation and Mr. Robb seconded the motion. Approved 5-0. The Board stated that they make the same recommendation to the City.

3. City of Linn Valley Proposed Ordinance #22.

After discussion and comments from the audience, Mr. Bowden made a motion to recommend to the City to reject the Ordinance. The motion was seconded by Mr. Moore. Approved 5-0.

4. Dock Permit Variance – Lot #2397

After review of the proposed plans approved unanimously by the Architectural Committee, Mr. Moore made a motion to accept the plans. Motion seconded by Mr. Bowden. Approved 5-0.

Open Forum:

Mr. Ormsby wanted to reopen discussion on the denial of his dock permit. To clarify the Board's previous decisions, Ms. McCoy presented the minutes from December 2008 and January 2009 regarding this issue.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the February 21, 2009, Board of Directors meeting. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary

