

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
MARCH 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 Eisenhower, Director
 Joel Dannen, Director

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

1. Legal Issues.

Mr. Domoney stated the Sheriff's Sale is scheduled for March 27, 2009 at 10:00 am at the north door of the Linn County Courthouse. There will be five (5) lots with a starting bid of \$1,700.00 per lot. Mr. Domoney has received e-mails from Mr. Gray. It was the consensus of the Board to require his assessments be paid current before a dialogue is possible.

2. Lake Front Building Requirement Policy.

After discussion it was decided to approve the policy as presented with the changes of including four (4) sided Gazebos and/or Pavilions and making the maximum height thirteen (13) feet. The possibility of multiple structures in this area may be addressed for approval on a case by case basis by the Architectural Control Committee. The item #9 of the General Agreement was amended to state the fee for the permit will be a \$25.00 non-refundable payment every ten (10) years.

Mr. Bowden made a motion to adjourn to the Regular POA Board of Directors meeting and to reconvene the Executive Session following the Regular Meeting. Motion seconded by Mr. Moore. Approved 5-0.

EXTENDED SESSION

3. New City Codes Supervisor.

Ms. McCoy stated that she will be accompanying the new City Codes Supervisor, Mr. Bill DeMay, on a tour of Linn Valley Lakes for the purpose of finding and noting violations that need addressing.

Mr. Bowden made a motion to adjourn. Motion seconded by Mr. Moore. Approved 5-0.

Ann Keffer, Corporate Secretary

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
MARCH 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
 Joel Dannen, Director

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

1. Approval of the February 21, 2009, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the February 21, 2009, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the February 21, 2009, Board of Directors Regular Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

2. Approval of the March 7, 2009, Board of Directors Special Meeting Minutes.

- a. Mr. Moore moved to approve the March 7, 2009, Board of Directors Special Meeting Minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

3. President's Report.

Mr. Freer announced the "Meet the City Candidates" forum that was held following the conclusion of the POA Board Meeting.

4. Manager's Report.

Ms. McCoy stated the Maintenance crew had cleared out the utilities in the campground behind the Community Center and put in new water lines to the cabin and shelter house. The City Dog Registration Clinic will be held on April 25, 2009 at the City Maintenance Barn from 9:00 am to noon.

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5. Treasurer's Report.

Mr. Dannen stated that the receipts are better this past month than the previous month.

6. Committee Reports.

a. Architectural – Mr. Bowden reported permit requests were about the same number as last year this time. In the last month there have been permits submitted for one (1) house and several sheds and culverts.

b. Recreation – Ms. Eisenhower reported the next event will be a Community Social tonight. "Irish Stew" will be served after Bingo at the Clubhouse. Donations will be accepted. There will be games, cards etc. The Annual Easter Egg Hunt will be held on April 11, 2009 at 11:00 am at the Clubhouse.

c. Golf – Mr. Raymond Moore reported the irrigation system is on and the course is turning green. Ms. McCoy stated that she has requested five (5) part-time workers, four (4) for the golf course and one (1) for the pro shop. This will be no cost to the POA through a state sponsored program. April 4, 2009 will be the All Association Open Tournament. Ms. McCoy has secured at least nine (9) sponsors for the first POA sponsored tournament to be held on May 16, 2009. The Associations are to solicit teams to play.

AGENDA ITEMS:

1. Curb-side Trash Service.

Ms. McCoy presented the services provided by Linn County Transportation, LLC at the cost of \$16.50 per month. Mr. Bowden made a motion to require that trash could not be put at the curb before 24 hours prior to pickup and the empty containers must be removed from the curb same day as pickup. The motion was seconded by Mr. Moore. Approved 5-0. It was also noted that the company providing the service must obtain a city license.

2. 2009 Standing Committee Report.

Mr. Bowden made a motion to accept the 2009 Standing Committees as presented with the addition of Ms. Diana Pennington and Mr. Terry Keffer to the Nominating Committee. Motion seconded by Ms. Eisenhower. Approved 5-0.

3. Lake Front Building Requirement Policy.

Mr. Bowden explained this policy, including the changes addressed in the Executive Session Meeting which included adding four (4) sided Gazebos and/or Pavilions and allowing a maximum height of thirteen (13) feet. After discussion, Mr. Moore made a motion to approve the Lake Front Building Requirement Policy. Motion was seconded by Ms. Eisenhower. Approved 5-0.

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4. Credit Card Resolution.

It was a consensus to approve Ms. McCoy as the Primary Contact on the company credit card and for Ms. Janelle Anello and Ms. Mendi Cyr as additional contacts.

5. Water/Sewage Project Questions.

Ms. McCoy presented a list of questions developed by herself, Mr. Domoney and the POA Office Staff that need to be addressed as the City and POA work toward the installation and operation of a city wide water/sewer system.

6. IFBBA Fishing Tournament.

Mr. Moore made a motion to deny request. Motion seconded by Mr. Bowden. Approved 5-0.

7. Campground.

a. Campground Host – Ms. McCoy explained the use of a Campground Host in assisting with the collection of camping fees and assisting campers' needs.

b. Camping Fee Signage – Ms. McCoy explained that a sign indicating fees and regulations would be very helpful.

Mr. Moore made a motion for Ms. McCoy to proceed with each of these projects. Motion seconded by Mr. Bowden. Approved 5-0.

8. Bath Houses.

Ms. McCoy reported that the bathhouses are only for campers and/or visitors use. Not for residents use on a regular basis in order to save on an individual's water/sewer expenses.

Open Forum:

Mr. Bowden encouraged all property owners to thank Lewis Cyr, Maintenance Supervisor, and entire crew for the cleanup at Linn Valley Lakes. They are doing a great job. He noted that they did not receive any raises this year and we should show our appreciation for their good work.

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

Ann Keffer, Corporate Secretary