

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION
APRIL 17, 2010
8:00 AM**

Mr. Freer called the meeting to order.

Board Members in attendance were: David Freer, President
 Randy Bowden, Vice-President
 Joel Dannen, Director
 Lee Eisenhauer, Director
 Raymond Moore, Director

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

1. Signatures for Water/Sewer Project.

The Board of Directors and Mr. Domoney discussed ways to obtain signatures on the instrument. It was decided to have a hand-out at the gate. The Board members will take an instrument to get neighbors signatures.

2. Agenda Items.

The Board of Directors reviewed the items on the agenda.

There being no further business to discuss, Mr. Bowden moved to adjourn to the Regular POA Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
APRIL 17, 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
 Raymond Moore, Director

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

First time visitors: Kevin Griffith
 Annette Hawkins

- 1. Approval of the March 20, 2010, Board of Directors Meeting Minutes.**
 - a. Ms. Eisenhauer moved to approve the March 20, 2010, 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 March 20, 2010, Board of Directors Regular Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- 2. President's Report** - Mr. Freer reported that he, Jack Colgin, and Pam McCoy met with county officials in regards to the current 911 system. The Sheriff's office is working on obtaining a grant to upgrade their system so that it will match the system that the county's mapping department has implemented.
- 3. Manager's Report** - Ms. McCoy reported that the maintenance crew is staying busy keeping the grass mowed and other projects. All of the street signs purchased by the City of Linn Valley have been installed. Ms. McCoy reported that she is attempting to obtain bids for the main road repairs.
- 4. Treasurer's Report** - Mr. Dannen reported on the March, 2010 financials. Total income to-date was \$757,501.48. Total expenses to-date were \$326,044.89. Capital expenditures were \$12,267.90. Loan and lease payments were \$107,081.30.

5. Committee Reports.

- a. **Architectural** - Mr. Bowden reported that there had been 9 permits submitted to the committee.
- b. **Recreation** - Ms. Eisenhauer reported that 104 kids attended the Easter Egg Hunt. Everyone that participated in volunteering and donations was thanked.
- c. **Golf** - Mr. Duddleston reported that the greens aerification had been completed. The directional signs have been installed on the course. The bridge on #7 has been replaced. The bunker on #15 has been taken out.

AGENDA ITEMS:

1. Addition to Nominating Committee.

Ms. McCoy stated that she had been asked by Sherry Ingram to be added to the Nominating Committee. Mr. Moore moved to approved the addition of Sherry Ingram to the Nominating Committee. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

2. Memorial Park Lease.

The Board of Directors had approved the placement of the Memorial Park behind the Community Center and signed an agreement at a previous meeting. The Memorial Park Board had decided to move the park across the road by the tennis court. Mr. Bowden moved to approve the current agreement with the change in location. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

3. UDI/Golf Membership.

Mr. Drew Danner had brought the idea to the Board of Directors a few months ago to sell a combination package of an undivided interest (UDI) and golf membership. The package could be sold to individuals that are interested in golfing. When the individual is no longer interested in utilizing the UDI, it could be deeded back to the POA. There was discussion on the Linn County real estate taxes owed on the UDI's. Several years ago the Board of Directors decided to not pay the real estate taxes on the UDI's. The County has not been foreclosing on the UDI's.

Mr. Domoney stated that the POA does not have to pay the delinquent taxes but would need to make it known to the purchaser in an agreement at the time of purchase.

Mr. Freer asked Mr. Danner, if the real estate taxes were taken out of the equation, what he would suggest the asking price for the UDI/Golf Membership be. Mr. Danner stated that he would ask \$800 that would cover the first year's assessments and the first year's individual membership.

Mr. Bowden moved to have Mr. Domoney draw up an agreement for the purchase of a UDI/Golf Membership in the amount of \$800 that would cover the first year's assessments and the one individual membership. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

Mr. Domoney will draw up an agreement that the Board of Directors will review at the next Board of Director meeting.

4. POA Employee Tournament.

Ms. McCoy reported that she had cancelled this year's employee tournament due to the finances.

5. POA Open Golf Tournament 06/26/2010.

Ms. McCoy presented a flyer for the golf tournament that is scheduled for June 26, 2010. It was the consensus to print the flyer and get them out to golfers. Ms. McCoy also stated that she had 44 letters prepared to be mailed to potential sponsors.

6. Street Lights on Main Dam.

Mr. Moore reviewed the costs of the lights that are proposed to be placed on the main dam. The City of Linn Valley would pay for these out of the highway funds. Ms. Eisenhower read a letter from property owner Denise Scrivner. Mr. Freer asked for a motion to approve the placement of the lights on the main dam. This issue died for lack of a motion.

7. Exchange of Lots - 4663 & 4664 for 2502 & 2503.

Ms. McCoy had received a letter from Kevin Griffith and Annette Hawkins requested the Board of Directors to approve the exchange of their lots 4663 and 4664 for lots 2502 and 2503 that are owned by the POA. Mr. Bowden moved to

approve the exchange of lots. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

8. Architectural Control Committee - Storage Shed Restriction Policy.

Mr. Bowden read a proposed policy from the Architectural Control Committee in regards to restricting the use of metal storage container boxes, truck van box bodies and trailer boxes from tractor trailers. During discussion, there were a few changes, or additions, made to the proposed policy. Mr. Bowden will make the necessary changes and forward the corrected policy to the Board of Directors via email. The policy will then be forwarded to the City of Linn Valley.

9. Fish Stocking.

Ms. McCoy reported that \$3,000 had been budgeted for fish stocking for 2010. There is quite an abundance of algae growth in the 5-acre and 7-acre lakes. The fish supplier suggested 10 grass carp per acre in the lakes. The cost is \$9.00 per carp with a total cost of \$1,080. It was the consensus to purchase the grass carp.

10. Delinquent Assessments.

Mr. Dannen reviewed the shortage to-date on assessment collections. The office will be sending out assessment statements that will include a stern letter that if the assessments are not made current, they will be sent to the collection agency that the POA utilizes.

11. Stop Signs - Main Road Intersection.

Ms. McCoy stated that Police Chief John Burnett had come to me and asked her opinion on placing stop signs along the main road at all gravel road intersections. Chief Burnett asked what company is used to purchase signs. Ms. McCoy stated that she obtained pricing from National Sign Company. Chief Burnett had presented the stop sign purchase to the City Council and they approved the expenditure contingent on receiving a request from the Board of Directors. The POA would provide the installation labor. Mr. Bowden moved to request the City of Linn Valley to purchase stop signs to be placed at all intersections along the main road with the understanding that the POA would install the signs. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

12. Kansas Non-Smoker Protection Act.

Mr. Domoney reviewed the new law that will go into affect on July 1, 2010. This law affects all POA buildings with the exception that the Pro Shop would have to be called a restaurant and no one under eighteen (18) could enter the establishment. Mr. Bowden moved to include, under the Kansas Non-Smoker Protection Act, all POA owned buildings affective June 1, 2010. Motion was seconded by Mr. Dannen and approved by the Board of Directors 5-0.

13. May Board of Directors Meeting.

It was discussed that two Board members and Ms. McCoy would not be available for the May Board of Directors Meeting. Mr. Moore moved to cancel the May Board of Directors meeting. Motion was seconded by Mr. Bowden and approved by the Board of Directors.

There being no further business to discuss, Mr. Bowden moved to adjourn the April 17, 2010, Board of Directors meeting. Motion was seconded by Ms. Eisenhower and approved by the Board of Directors 5-0.