

LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
APRIL 18, 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
 Joel Dannen, Director

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

1. Legal Issues.

Mr. Domoney stated we received all five (5) lots at the recent Sheriff's Sale. It was the Board consensus for Mr. Domoney to move forward on clearing the title problem.

2. Water Truck.

After discussion, Mr. Bowden made a motion to purchase a new tank for the water truck with two (2) 1,000 gallon coated sides at the cost of \$19, 820.00 with a 30% down payment. Motion seconded by Mr. Moore. Approved 5-0.

Discussion was held regarding Regular Meeting Agenda items #1 Right-of-Way Easement Conveyance for RWD #1, #2 Lot Deed Back – 2848, #3 Single Wide/Double Wide Age Limit and #4 Conditional Use Permit for Signs.

Ms. Eisenhauer 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. Bowden. Approved 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
APRIL 18, 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 Eisenhower, Director
 Joel Dannen, Director

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

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

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

2. President's Report.

Mr. Freer reported the May 16 POA Golf Tournament still needs golfers to sign up.

3. Manager's Report.

Maintenance is busy mowing and working on spring projects. Rain has slowed some work down.

4. Treasurer's Report.

Mr. Dannen stated that the assessment payments are still coming in the office at a good pace. Reports are available as is a Comparison Report from Ms. McCoy.

5. Committee Reports.

- a. **Architectural** – Mr. Jerry Moore reported that 10 permits have been issued this past month which included one (1) new house. One (1) permit is on hold. Meeting nights are the 2nd and 4th Tuesdays of the month.

Regular Session Meeting
April 18, 2009
Page 2

- b. Recreation** – Ms. Eisenhower reported there were more than sixty (60) people attending the Stew Supper last month. Some played games but most just had a good time visiting. Eighty-four (84) kids attended the Easter Egg Hunt. Every kid received a basket with candy, toys and a stuffed animal plus all the eggs they found. Ten (10) teens from the church assisted and they each received a ‘thank you’ basket. Memorial Day activities will be the usual.
- c. Golf** – Mr. Spitzenberger reported greens # 1 through #13 have been aerated. All greens have been over seeded and looking good. The All Association Tournament had about fifty (50) players. Darrel Howard has been hired as assistant to Dale Moles, Supervisor at the golf course. The bridge on #7 will be repaired as will the bunkers on holes #14, 15 & 16. Sign-up sheets are available at the Pro Shop for golf lessons that will begin this summer. The POA Open Tournament still needs golfers to sign-up. Prizes include: New golf cart, golf clubs, television, air fare and many others.

Mr. Bowden made a motion to omit the May POA meetings in lieu of the POA sponsored tournament. Mr. Moore seconded the motion. Approved 5-0.

AGENDA ITEMS:

1. Right-of-Way Easement Conveyance for Rural Water District #1.

After discussion on the placement for the proposed installation site for the water line to the new water tower, Mr. Moore made a motion for President Freer to sign the Right-of-Way Easement Conveyance for RWD #1 for the needed easements on two (2) small sections of Linn Valley Lakes. Mr. Bowden seconded the motion. Approved 5-0.

2. Lot Deed Back - 2848

Mr. Domoney reported the POA had agreed to take this lot back two (2) years ago but the property owner never followed through by signing the deed sent to them. Mr. Moore made a motion to deny this second request and Mr. Bowden seconded the motion. Approved 5-0.

3. Single Wide / Double Wide Age Limit.

Mr. Bowden explained that there was a request to bring in a trailer over thirty (30) years old. This request was denied. It was a consensus of the Board to continue reviewing each request for approval on a case-by-case basis.

4. Conditional Use Permit for Signs.

It was a consensus to continue to abide by the Covenants and Restrictions which have been upheld by the Kansas Supreme Court. Mr. Bowden will check on the condition of the bulletin board in the mailbox area (for personal postings) and make any necessary repairs.

5. 2-for-1 Golf Coupon.

It was the consensus of the Board to revise the 2-for-1 Golf Coupon to include not only Monday through Thursday but to include all day Friday and Saturday and Sunday after 1:00 pm.

6. Walnut Tree Purchase.

Mr. Moore made a motion to deny the request for \$2,550.00 to cut down 29 walnut trees on Linn Valley Lakes property. Mr. Bowden seconded the motion. Approved 5-0.

7. Saturday Water / Sewer Service.

After discussion, especially concerning non-resident usage, it was a consensus of the Board to leave the regulation as is.

Open Forum:

Discussion was held as to whether the POA could benefit from the recent Stimulus Package from the Government.

Ms. Eisenhower proposed that property owners could bring their old house numbers indicating their previous address of their lot and exchange what they need for their new 911 house number. Ms. McCoy agreed that this was a good idea and anyone could bring their numbers up to the Community Center and see if there were any numbers they could use from others turned in.

Ms. McCoy reminded property owners to put both their lot number and their 911 address on their water/sewer tickets.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the April 18, 2009, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.