

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION
JUNE 19, 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. Deer Trace Estates LLC.

Deer Trace Estates LLC had sent a letter to the Carlton Company and the POA stating that the lots they own are not assessable because they have developer status. The letter was not signed. Mr. Domoney stated that there are two subsets of lots that Deer Trace Estates LLC owns. One set is in an agreement that was signed in 2002. The second set of lots is that if they deeded the lots beyond Real Equities, Moorcal, etc., the lots were deeded to Great Choice and deeded back. The lots are subject to assessments. We have billed for the two groups of lots. Assessments have not been paid and were sent to the Carlton Company. It was the consensus of the Board of Directors that we view the lots as assessable. Ms. McCoy will notify the Carlton Company of such and that we do not recognize letters that are not signed.

2. Kansas Seat Belt Law.

The Board of Directors had stated that they would like to exempt out of the seat belt law inside the gates of Linn Valley. Mr. Domoney had contacted Gary Thompson, City of Linn Valley attorney, to review the Board's request. Even if the City did not exist, the Linn County Sheriff's officers could issue citation for reckless driving and DUI's. The new seatbelt is written in the same manner as the reckless driving and DUI's. It was Mr. Domoney's opinion that the POA cannot opt out of the seat belt law but would double check with Mr. Thompson.

3. Lot 3878.

Ms. McCoy presented a letter from a conservator of Lot 3878 offering to pay the full amount owed to both the POA and the Carlton Company if the Board of Directors would accept a deed on the lot. The Board of Directors was of consensus to approve the offer.

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The Board of Directors then discussed various items on the regular session agenda:

- a. Lighting at Fire Station.
- b. Main road bids and options of financing if needed.
- c. Use of tires for erosion.
- d. UDI/Golf membership.
- e. Guttering for mailbox area and golf cart barn.
- f. Limit of dogs and cats per property owner.
- g. Clubhouse area closing time.

The Board of Directors discussed the number of signatures on the instrument for the water and sewage transfer. They discussed how to obtain the needed signatures.

Ms. McCoy asked the Board of Directors if a property owner that is delinquent on their assessments should be allowed to play in the POA Open Golf Tournament. It was the Board's opinion that any property owner that is delinquent should not be allowed to play in the POA's tournaments.

Ms. McCoy stated that she had been contacted by Mr. Don Meek who was holding an outside tournament on June 21, 2010, if the Board of Directors would waive the extra rental fee, or part of the fee, for the extra golf carts that were needed for their tournament. It was the consensus of the Board of Directors to not waive or reduce the rental fee for the extra carts.

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

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
JUNE 19, 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

1. Approval of the April 17, 2010, Board of Directors Meeting Minutes.

- a. Mr. Moore moved to approve the April 17, 2010, Board of Directors Executive Session Meeting minutes as written. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.
- b. Mr. Bowden moved to approve the April 17, 2010, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

2. Approval of the May 11, 2010, Board of Directors Special Executive Meeting Minutes.

Mr. Bowden moved to approve the May 11, 2010, Board of Directors Special Executive Session Meeting minutes as written. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

3. President's Report - Mr. Freer reported that the POA has received 490 signatures on the water and sewage instrument. There are also approximately 30 spouse signatures that we need. He and other volunteers had handed out 300 flyers in regards to the transfer of the water and sewage utilities to the City of Linn Valley.

4. Manager's Report - Ms. McCoy stated that she did not have anything to report that was not on the agenda.

5. Treasurer's Report - Mr. Dannen reported that assessment collections are on track with same time last year. The financials are looking good.

6. Committee Reports.

- a. **Architectural** - Mr. Bowden reported that Mr. Lloyd Lantz is the new chairman of the Committee. There had been 25 permits issued to property owners since the last Board of Directors meeting. There was discussion on Codes Enforcement.
- b. **Recreation** - Ms. Eisenhower reviewed the upcoming 4th of July activities.
- c. **Golf Committee** - Mr. Moore reviewed the minutes from the last committee meeting.

AGENDA ITEMS:

1. Lisa Wheatley - Use of Old Tires for Erosion.

Ms. Wheatley discussed with the Board of Directors the use of old tires in the ditch near her home. She also discussed the eyesore that starts at the corner of Aspen and South Linn Valley and is on several lots along Aspen that has been done by a property owner. The Board of Directors was of the consensus to not use tires for the erosion problem. Ms. Wheatley was told that the eyesores she discussed with the Board of Directors would be dealt with.

2. UDI/Golf Membership.

The Board of Directors had approved the UDI/Golf Membership agreement via email.

3. Gutters - Mailbox Shelter & Golf Cart Barn.

Ms. McCoy stated that these two areas had needed gutters since they were built. She had received two bids. The low bid was from Rainbow Guttering in the amount of \$865 for the two locations. Mr. Moore moved to approve the bid from Rainbow Guttering. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.

4. Main Road Repair Bids.

Ms. McCoy presented two bids that she received for the road repairs. Killough Construction was the low bid at approximately \$90,000. Mr. Moore moved to approve the bid from Killough Construction for the main road repairs. Motion was approved by Mr. Bowden and approved by the Board of Directors 5-0.

5. Limit of Dogs and Cats per Property Owner.

After discussion, it was the consensus to obtain ordinances from LaCygne, Louisburg, and Pleasanton in regards to the number of dogs and cats that are allowed in those cities. This item was tabled until the July Board of Directors Meeting.

6. Clubhouse Area Closing Time.

Ms. McCoy stated that during the summer, we often have individuals, or small groups, sitting around the Clubhouse area after dark and the time that the swimming pool closes. She recommended that the Board of Directors set a time of 10:00 pm that the area around the Clubhouse would be closed which is the same time the beach area is closed. Property owners that would have the Clubhouse rented would be allowed to use the area until the time their rental ceased. Mr. Moore moved for the common area around the Clubhouse (patio area, playgrounds, swim beach) have a curfew or closing time of 10:00 pm. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.

7. Corporate Secretary.

Ms. McCoy stated that she was still looking for a volunteer for the Corporate Secretary position. It was suggested to place signs around the development.

8. Seat Belt Law.

The Board of Directors had asked the City of Linn Valley to not enforce the new seat belt law for adults inside the gate. Mr. Domoney reported that the POA cannot opt out of the enforcement of the seat belt law.

9. Lighting for Fire Station.

Fire Chief Todd Stone reported that the fire station needed new lighting for safety reasons. Currently, the City of Linn Valley does not have the funds to do this project. Ms. Eisenhauer stated that the POA is currently at budget and does not have excessive money. After discussion, Mr. Dannen moved to give the City of Linn Valley \$1,500 to use toward the lighting at the fire station. Motion was seconded by Mr. Moore and approved by the Board of Directors 3-2.

There being no further business to discuss, Mr. Moore moved to adjourn the June 19, 2010, Board of Directors meeting. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.