

LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
JUNE 20, 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 that the five (5) lots we received at the recent Sheriff's Sale should be free of mortgages as of Tuesday since Mr. Nightingale did not file an answer. Mr. Nightingale is having the pipes removed from the golf course lots.

2. Lot #2093.

Mr. Kenneth Williams is requesting clarification on the Covenants & Restrictions and Bylaws concerning the continued placement of his motor home on his Building Lot. Mr. Domoney will send a letter explaining that the portion Mr. Williams is referring to pertains to the Campground only.

3. Water & Sewer.

Discussion was held regarding the next step needed in order to move forward with the procedure to turn over the easements and water and sewer facilities to the City of Linn Valley. Mr. Domoney is working with the city attorney, Mr. Gary Thompson.

Discussion was held regarding Regular Meeting Agenda items: #1 - Exchange Lot #2815 for 2902; #2 – Lot Auction; #3 – Camping Lot Residency.

Ms. Eisenhower 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
JUNE 20, 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 2009, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the April 18, 2009, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the April 18, 2009, 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 the Board is working with the City of Linn Valley to move forward with the proposed installation of a water/sewer system. Mr. Jack Colgin is the lead person for the city. Mr. Freer explained that there were no May POA meetings because of the golf tournament that was hosted by the POA.

3. Manager's Report.

Ms. McCoy reported that the golf course was flooded for the 5th time. This time it was muddy water. The lift-station pump was 'fried' in the last big storm and the pump from lagoon #2 to #3 is now making a noise. Ms. McCoy reported that the first POA tournament was very good but the second had low attendance. The next POA Tournament will be July 25th. Today is the Father/Child Tournament at 1:00 pm with an entry fee of \$20.00 which goes to the prizes. There is a need for two (2) more carts for the Monday tournament. Linn County News will do a full page ad on the next POA tournament. There have been about seventy (70) two-for-one coupons used so far this year.

4. Treasurer's Report.

Mr. Dannen reported that the income through May is over one million dollars. Overall, everything looks good.

5. Committee Reports.

- a. Architectural** – Mr. Jerry Moore reported that 15 permits have been issued this past month. A Violation Policy has been prepared for the Board's approval.
- b. Recreation** – Ms. Eisenhower reported that the fireworks will be on the 3rd of July, this year. They will follow the Boat Parade. The raffle item is an Outdoor Fire Pit.
- c. Golf** – Mr. Spitzenberger reported the May POA tournament was very good but the June tournament was not as good. Golf Course Superintendent, Dale Moles, and his crew are working on the greens and sand bunkers. He plans to replace the bridge on #7.

AGENDA ITEMS:

1. Exchange Lot 2815 for 2902.

After discussion, Mr. Moore made a motion to deny the request. The motion was seconded by Mr. Bowden. Approved 5-0. This issue could be readdressed if the owner's current lots are cleaned up.

2. Lot Auction.

Mr. Moore made a motion to look into the possibility of the POA hosting its own lot auction. The motion was seconded by Mr. Bowden. Approved 5-0. Mr. Domoney noted that the Board will need to consult with our realty company.

3. Camping Lot Residency.

It was the consensus of the Board that if a camping lot has a water tank, portable or permanent, it must have a sewage holding tank. The sewage tank must be an underground tank with a minimum capacity of 1,500 gallon. It was noted that the city will address this issue in the revision of the Ordinance #22.

4. Water for Weekend Campers.

After discussion, Mr. Moore made a motion that a coin-operated dispenser be installed at bathhouse #2 that will dispense 1 gallon at a time. Ms. Eisenhauer seconded the motion. Approved 5-0. Mr. Bowden will install the dispenser.

5. Request for Gravel Reimbursement – Lot 1809.

Discussion was held on the problem of Ms. Eisenhauer's driveway gravel washing away due to inadequate drainage on Lakeview Lane. Mr. Moore made a motion to deny the request. Mr. Dannen seconded the motion. Approved 3-0. Mr. Bowden and Ms. Eisenhauer abstained.

6. Lakeview Lane Culvert and Drainage Problem.

Mr. Bowden made a motion to have a 24" culvert installed and deepen the ditches on Lakeview Lane. Mr. Moore seconded the motion. Approved 4-0. Ms. Eisenhauer abstained.

7. Architectural Control Committee Violation Notice Policy.

Ms. Eisenhauer made a motion to accept the Violation Policy as presented. Mr. Moore seconded the motion. Approved 5-0.

8. Fred Obermeier.

Mr. Obermeier presented a petition to chip & seal Fascination Lane and Rose Marie. Mr. Freer made a motion to table this item for the Board to take under advisement. Mr. Bowden seconded the motion. Approved 5-0. Ms. McCoy will acquire estimates for the chip & seal of these roads.

9. Agreement with City of Linn Valley on Water & Sewage Project.

Mr. Domoney led a discussion on steps needed to proceed with the proposed water & sewer installation in Linn Valley. Mr. Domoney will contact Mr. Thompson, city attorney, to coordinate the preparation of the agreement. Contingencies that exist: water source and POA membership approval.

10. Easements and Right-of-Ways to City of Linn Valley for Water & Sewage Line Installations.

This issue will be addressed in the agreement with the City of Linn Valley for installation and acquisition of services and facilities.

11. Area of Sewage Lagoons and Water Plant to be Deeded to the City of Linn Valley.

Mr. Domoney explained that this provision may not need to be addressed.

Open Forum:

Mayor Dick George reported the city water patrol boat is operational and will be in service during the July 4th weekend. A new 4-wheeler has been purchased for police patrol. Officer Blackstone has resigned. Mayor George stated that we have an excellent part-time police force in place.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the June 20, 2009, Board of Directors meeting. Motion was seconded by Ms. Eisenhower and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary