

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION
JULY 18, 2009
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
 Raymond Moore, Director

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

Absent: Lee Eisenhower, Director
 Ann Keffer, Secretary

1. Legal Issues.

a. Sheriff Sale Lots.

Mr. Domoney reported that an individual purchased two lots at a Sheriff's sale in 2008 and had not recorded the deeds. Mr. Domoney suggested, and the Board of Directors was of a consensus, to record the deeds from the Sheriff Sale so that this issue may be closed.

b. Bankruptcy and Assessments.

Mr. Domoney read his opinion on property owners filing bankruptcy. The main question is - what the property owner that files owes? Mr. Domoney will give his opinion, in writing, to the office staff.

c. Bankrupt Property Owner.

Mr. Domoney reported that a property owner that had filed Chapter 13 Bankruptcy and has not paid assessments for a few years had contacted him. The property owner wants to move to Linn Valley. Mr. Domoney stated that we cannot withhold gate cards from a property owner that has filed bankruptcy. The Board of Directors was of the consensus that the property owner may have access cards when he pays post-petition assessments.

d. Water/Sewage Project.

Currently the property owned by the POA and the City of Linn Valley are exempt from real estate property taxes. If the water plant and sewage lagoons are deeded to the City of Linn Valley and the City leases them back to the POA, the property may become taxable. Mr. Domoney will confer with the City's attorney.

Mr. Domoney presented a sales agreement and an operating agreement for the Board of Directors review. Mr. Domoney will send the agreements to the City's attorney for review.

e. Linn County Tax Sale.

Mr. Freer asked if the latest real estate property tax sale that Linn County conducted was legal since they grouped the lots instead of selling them individually. Mr. Domoney stated that he had not looked into this.

Mr. Bowden made a motion to adjourn to the Regular POA Board of Directors meeting. Motion was seconded by Mr. Moore and approved 4-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
JULY 18, 2009
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
 Raymond Moore, Director

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

Absent: Lee Eisenhauer, Director
 Ann Keffer, Secretary

1. Approval of the June 20, 2009, Board of Directors Meeting Minutes.

- a. Mr. Moore moved to approve the June 20, 2009, Board of Directors Executive Session Meeting Minutes as written. Motion was seconded by Mr. Dannen and approved by the Board of Directors 4-0.
- b. Mr. Moore moved to approve the June 20, 2009, Board of Directors Regular Session Meeting Minutes as written. Motion was seconded by Mr. Dannen and approved by the Board of Directors 4-0.

2. President's Report.

Mr. Freer reported that Pam McCoy had celebrated her 20th Anniversary of employment at Linn Valley Lakes.

3. Manager's Report.

Ms. McCoy reported that she is working with insurance on replacing the damaged sewage pump at the lift station. The Maintenance crew will be replacing the culverts between lots 1808 and 1809.

4. Treasurer's Report.

Mr. Dannen reported that the financials look good. Ms. McCoy stated that she had included in the packets the Financial Summary from June, 2008, so that everyone could compare the financials.

5. Committee Reports.

- a. **Architectural** – Mr. Bowden reported that 7 permits had been issued since the last meeting.

- b. Recreation** – Mr. Freer reported that we had a very nice 4th of July Weekend. The main lake was very busy but no problems. Ms. McCoy reported that the fireworks company allowed her to schedule the 2010 fireworks display for Saturday, July 3, 2010.
- c. Golf** – Mr. Spitzenberger reported that there are a few greens that are in bad shape. Fans and generators have been purchased to circulate air on the greens. The cart paths have been asphalt patched. #8 fairway is a constant problem when the floodwater stays on the fairway. Will be transplanting some Bermuda grass from behind #8 tee box. The Pro Shop has received 129 2-for-1 coupons. Mr. Spitzenberger asked the Board of Directors to reconsider allowing 6-somes on the course. Ms. McCoy asked that anyone willing to volunteer to help with the golf tournament would be appreciated.

AGENDA ITEMS

1. Fred Obermeier Petition to Chip and Seal Rose Marie & Fascination.

Ms. McCoy contacted Killough Construction in regards to the cost of the chip and seal for Rose Marie & Fascination. A rough estimate, since Killough did not come to Linn Valley and inspect the roads, would be \$200,000. Mr. Freer stated that no additional roads would be paved until the current loan is paid off.

2. Water & Sewage Project.

Mr. Freer stated that Mr. Domoney will be sending the first draft of agreements to the City of Linn Valley attorney. Mr. Domoney will also ask for a meeting between the City of Linn Valley and the POA. Mr. Domoney reviewed the lease versus operating agreement issue. If the City leases the utilities to the POA, Linn County could assess real estate property taxes.

There being no further business to discuss, Mr. Bowden moved to adjourn the July 18, 2009, Board of Directors Regular Session. Motion was seconded by Mr. Moore and approved by the Board of Directors.