

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
EXECUTIVE SESSION  
AUGUST 15, 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 – (left @ 8:40 am  
  to attend meeting of Tanglewood Lakes)  
  Ann Keffer, Secretary

**1.     Legal Issues.**

Mr. Domoney stated he was contacted by the owner of Lot #4399 with the request to give her lot back to the POA. After discussion, it was decided to accept the lot back if all fees were paid in full.

**2.     Water / Sewer Project.**

The Water / Sewer Committee met with the POA Attorney, Darcy Domoney and City Attorney, Gary Thompson. Mr. Thompson is to research and submit the information needed for Mr. Domoney to begin preparing the letter to be sent to the Linn Valley Lakes Property Owners regarding the assignment of ownership of the right-of-ways and common property needed for installation of the water/sewage lines.

**3.     Temporary Stay on Building Lots.**

A prospective buyer has asked that he be permitted to camp for 2 – 3 months during the summer on the building lot. It was the consensus of the Board to instruct him to contact the office with his plans.

**4.     Property Owner #367 Request for Lot #377.**

The owner of lot #367 is asking the POA to foreclose on #377 and they would purchase it from the POA. After discussion, it was the consensus of the Board for the owner of #367 to try harder to negotiate an offer with the owner of lot #377. Another option is for them to resubmit their offer to the office.

**5.     Chlorine Dioxide Generator.**

After discussion, it was decided to offer the generator for sale on E-bay or Craig's List.

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Discussion was held regarding the fill dirt that is needed for the completion of the Dam Project so that it can be seeded. Ms. McCoy has ordered 6 new buoys for the main lake. It was the consensus of the Board to get the Highway sign that has been damaged, repaired. It was also decided to purchase a 44" x 15' sign to be placed above the existing sign, facing east, advertising lots for sale.

Mr. Moore made a motion to adjourn to the Regular POA Board of Directors meeting. Motion seconded by Ms. Eisenhower. Approved 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
REGULAR SESSION  
AUGUST 15, 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  
  Ann Keffer, Secretary  
  (Mr. Domoney left @ 8:40 am to attend  
  meeting of Tanglewood Lakes)

**1. Approval of the July 18, 2009, Board of Directors Meeting Minutes.**

- a. Mr. Moore moved to approve the July 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 July 18, 2009, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.

**2. President's Report.**

Mr. Freer had no special announcements to make.

**3. Manager's Report.**

Ms. McCoy reported the next POA Golf Tournament is for August 22<sup>nd</sup>. It is a 4-person scramble. Golfers are needed. The Board meetings for September have been cancelled due to the Community Day Event. Ms. McCoy reported the lift station motor has had to be replaced. KCPL is checking to see if the failure of the motor has to do with power surges. She also reported that a pipe blew at the water plant causing damage. Insurance does cover the damage incurred. The October POA Golf Tournament is scheduled for October 17<sup>th</sup>, which is the date for the Board meetings. Since there will not be any meetings in September, it was decided to change the meeting date to October 10<sup>th</sup> since the POA Tournament conflicts with the regular meeting date. Mr. Moore moved to cancel the September 2009 Board of Directors Meetings for the Community Day activities. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0. Mr. Dannen moved to change the October 2009 meeting date to October 10, 2009 for the POA tournament. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

**4. Treasurer's Report.**

Mr. Dannen reported that the income receipts are \$1.3 million. Expenses are \$800,000. Very difficult year to keep everything balanced.

**5. Committee Reports.**

- a. **Architectural** – Mr. Jerry Moore reported there hasn't been a meeting for a month. There are 3 – 4 permits to review in the next meeting.
- b. **Recreation** – Ms. Eisenhauer thanked those that helped in making the July 4<sup>th</sup> activities a success. There were 6 boats in the Boat Parade. She stated that the Labor Day activities would be as usual.
- c. **Golf** – Mr. Moore reported that the summer has been hard on the course. The bridge on #7 has been repaired. More golfers are needed for the upcoming POA Tournaments.

**AGENDA ITEMS:**

**1. Temporary Stay on Building Lots.**

A prospective buyer has asked that he be permitted to camp for 2 – 3 months during the summer on the building lot he is considering purchasing. It was the consensus of the Board to instruct him to contact the office with his concerns. The Covenants & Restrictions prohibit this. It was suggested that the establishment of environmental rules for temporary camping is needed.

**2. Water & Sewage Project.**

The Water / Sewage Committee met in a joint meeting with the POA and City Attorneys. City Attorney, Gary Thompson, is to submit city information needed so Mr. Domoney can begin preparing the letter to be sent to the Linn Valley Lakes Property Owners regarding the assignment of water & sewage assets to the City. President Freer has a letter in the upcoming POA Newsletter outlining what the options are to proceed with this project.

**3. Lot 4399 Deed Back.**

Mr. Domoney has been contacted by the owner of Lot #4399 with the request to give her lot back to the POA. She is about 4 years in arrears. Mr. Bowden made a motion that we would accept the lot back if all fees were paid current. Motion seconded by Mr. Moore. Approved 5-0.

**Regular Session Meeting**

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**4. Property Owner #367 Request for Lot #377.**

The owner of lot #367 is asking the POA to foreclose on #377 and they would purchase it from the POA. After discussion, it was the consensus of the Board for the owner of #367 to try harder to negotiate an offer with the owner of lot #377. Another option is for them to resubmit their offer to the office.

**5. Chlorine Dioxide Generator.**

This generator was purchased in 2005 but never hooked up. After we received it, we learned that it was not a good unit and was very problematic with maintenance. Ms. Eisenhauer made a motion to list it for sale on E-bay or Craig's List. Motion seconded by Mr. Moore. Approved 5-0.

**Open Forum:**

A concern was expressed regarding the Recycle Bin being full most of the time and the items to be recycled keep changing. Ms. McCoy will contact Linn County and express our concerns.

Concerns regarding the use of wave runners on the lake were discussed. Ms. McCoy stated that 6 new buoys are here and ready to be installed. It was requested that the City Police be out on the lake more often in the Police Boat on the weekends. It was suggested that more information on the water traffic rules be made available through the website, newsletter or perhaps by distributing a laminate card of the rules with the Boat/PWC permits when issued by the office.

There being no further business to discuss, Mr. Moore made a motion to adjourn the August 15, 2009, Board of Directors meeting. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary

