

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
SEPTEMBER 20, 2008
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
 Andy Robb, Director

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

1. Legal Issues: Lake Front Building Requirements Policy.

After review of this policy proposal and a lengthy discussion, it was the consensus of the Board to table this issue until the October meeting to allow time to make some revisions and review again.

Lee Eisenhauer made a motion to adjourn to the Regular POA Board of Directors meeting. Motion seconded by Raymond Moore. Approved 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
SEPTEMBER 20, 2008
9:00 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
 Andy Robb, Director

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

First Time Visitors: Dell & Carol Yeamens Lot #184

1. Approval of the August 16, 2008, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the August 16, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

- b. Mr. Moore moved to approve the August 16, 2008, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer reported that Mr. Bonanno did not attend the deposition on August 29, 2008. A new date was set for September 11, 2008. It was reported that Linn Valley Lakes, LLC was sold the night before the scheduled deposition to a Mr. Gray but there is not confirmation of this. The Pre-trial conference is scheduled for Tuesday, September 23, 2008 at 2:00 pm.

3. Manager's Report.

Ms. McCoy announced that Lewis Cyr has been hired as the Maintenance Supervisor. Improvements can already be seen. She will begin working on the 2009 Budget next month and would like input as to special projects that are needed. Already noted were tables and chairs for the Clubhouse, maintenance on the tennis court and the ends of the Clubhouse are in need of repair.

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The Linn Valley Car Show will be at the Community Center on September 27, 2008 beginning at 9:00 am and awards will be presented at 3:00 pm.

Night Out Against Crime will be held at the Clubhouse on September 27, 2008 at 4:00 pm. There will be hamburgers, hotdogs, chips and drink served and many door prizes given out.

The Annual Rally for a Cure Golf Tournament will be held on October 4, 2008. Sign in begins at 7:00 am and Tee Off time will be 8:00 am.

4. Treasurer's Report.

Mr. Robb reported that all expenses and costs were in line. Working on the insurance settlements and repairs from the recent storm damage to Linn Valley Lakes properties. Other major expenses have been reseeding the Dam and Golf Course and repair of the Benson House.

5. Committee Reports.

- a. **Architectural** – Mr. Jerry Moore reported that the Architectural Committee reviewed 15 permits of which 3 were for new homes. They are still working hard dealing with notification to property owners of codes violations.
- b. **Recreation** – Ms. Eisenhower reported the Fall Festival will be held on October 4, 2008 at the Shelter House. The pumpkin decorating and hayrides will begin at 5:00 pm and the wiener roast at 6:00 pm. Everyone is invited to come. The Tailgate Trick or Treat will be held on November 1, 2008 at the Clubhouse.
- c. **Golf Report** – Mr. Don Spitzenberger reported the aerification will be done on Tuesday & Wednesday, September 23rd and 24th. The Jim Chambers Memorial is in the process of being completed.

AGENDA ITEMS:

1. Water/Sewage Policy Amendment.

Ms. McCoy reviewed her proposed policy amendment regarding the future placement requirement for sewage holding tanks. After discussion, it was a consensus to table this issue to allow time for suggested revisions.

2. Main Dam Inundation Map (flood area) – Update.

Ms. McCoy reported that this project is not completed. Part of it is an Emergency Action Plan on which Mr. Jerry Moore and Mendi Cyr are working at completing. We did locate a needed engineer's map which will save the POA some expense.

3. Reduced Speed Limit – Campground.

Pending legal clarification from the city attorney, Mr. Bowden made a motion that the speed limit be reduced to 15 mph around the campground area. Motion seconded by Mr. Raymond Moore. Approved 5-0.

4. Fish Stocking.

Mr. Bowden made a motion to stock the lakes with small mouth bass, fat head minnows and grass carp as recommended by the fisheries biologist. Mr. Robb seconded the motion. Approved 5-0.

5. Architectural Control Regulation Addition.

This issue was tabled.

6. Community Day 2009.

Ms. Keffer, Community Day Chairperson, requested that the Board of Directors to postpone or cancel the POA Meetings in September, 2009. This date is the preferred date for the 2009 Community Day activities. It was a consensus of the Board to forgo their meetings on the third Saturday of September, 2009 to allow for the Community Day activities.

In open forum, it was announced that the Linn Valley Community Church was holding a Garage Sale on September 26th and 27th. Lunch will be served on the 27th.

A suggestion was made by Mr. Keffer to look at the traffic flow at the mailbox area and possibly setting up a one-way drive.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the September 20, 2008, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.