

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
EXECUTIVE SESSION
OCTOBER 10, 2009**

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. Legal Issues.

a. Sheriff's Sale Lots Deeded to the POA.

Mr. Domoney reported that a man by the name of James Trotter had purchased 15 lots at a Linn County Sheriff's Sale. When he realized that he had to pay annual assessments on each of the lots, he deeded the lots to the Property Owners Association. Mr. Domoney sent Mr. Trotter a letter stating that the POA did not accept the deed for the lots and if the transaction was not taken care of we would file litigation against Mr. Trotter. Mr. Trotter did not respond to Mr. Domoney's letter. Mr. Domoney will prepare a document to file with the Linn County Register of Deeds stating that we are not accepting the deed for the lots from Mr. Trotter.

b. Water/Sewage Project.

Mr. Domoney reviewed the proposed draft of the Sales Agreement and Operating Agreement in regards to the POA turning the utilities over to the City of Linn Valley. There was discussion that sales tax would be charged on the services once the utilities are turned over to the City. It was the consensus that the Notice will be mailed out to all property owners after Mr. Domoney speaks with the City's Attorney.

c. Lots Purchased with Pastdue Assessments.

Mr. Domoney will develop a letter explaining to the purchaser of lots with pastdue assessments what must occur in regards to the assessments after the purchase. The pastdue assessments must be paid or they may be a lien against the property.

Executive Session Minutes
October 10, 2009
Page 2

2. Architectural Committee.

Mr. Bowden asked if the Architectural Committee could be abolished because of lack of participation of committee members. There is a feeling that the City of Linn Valley will approve or do whatever they want. The Board of Directors was not in favor of abolishing the committee and turning permit approval totally over to the City. This item will be reviewed at the November Board Meeting.

3. Ex-Personnel Issues.

Ms. McCoy reviewed some emails that she had received from an ex-employee. The Board of Directors suggested placing "No Loitering" signs around the maintenance shop and to speak with Police Chief Burnett.

Mr. Bowden made a motion to adjourn to the Regular POA Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
OCTOBER 10, 2009**

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. Approval of the August 15, 2009, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the August 15, 2009, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the August 15, 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 stated that one position is up for election at the February 2010 Annual Membership Meeting. Mr. Dannen currently holds the position.

3. Manager's Report.

Ms. McCoy stated that the maintenance crew continues to be busy with the grass growing. She will be developing a list of fall and winter projects for maintenance.

4. Treasurer's Report.

Mr. Dannen reported that total funds available were \$345,986.02. Mr. Freer added that he had looked at a comparison of the 2009 budget and the financials through September 2009 and everything seems to be online.

5. Committee Reports.

- a. **Architectural** – Mr. Bowden reported that the committee's meetings have been slow.

Regular Session Meeting Minutes
October 10, 2009
Page 2

- b. Recreation** – Ms. Eisenhower reported that the Labor Day weekend activities went well. The committee had cancelled the Family Fun Festival that was scheduled for October. The Tail-Gate Trick or Treat will be held on October 31st at the Clubhouse parking lot. The Kid’s Christmas Shop will be held December 12th. A New Year’s Eve Social (potluck) will be held on December 31st.
- c. Golf** – Mr. Spitzenberger reported the aerification had been done. The Committee will be developing a project list including bunkers to be taken out. The sand bunker beside #6 green has been filled in.

AGENDA ITEMS:

1. Lot 1087 Deedback.

Mr. Moore moved to deny the deedback request. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.

2. Water & Sewage Project.

Mr. Domoney reported that he is waiting to hear from Mr. Thompson, Attorney for the City of Linn Valley. Mr. Domoney reviewed the proposed draft of the Sales Agreement and Operating Agreement in regards to the POA turning the utilities over to the City of Linn Valley. There was discussion that sales tax would be charged on the services once the utilities are turned over to the City. It was the consensus that the Notice will be mailed out to all property owners after Mr. Domoney speaks with the City’s Attorney.

3. Lots Purchased with Pastdue Assessments.

The POA office had received payment from a new property owner that had purchased 10 lots and the majority of the lots had pastdue assessments owed. The owner had asked for a discount or amnesty on the pastdue amount. The Board of Directors were of the consensus that Mr. Domoney will send a letter to the property owner that we cannot allow a discount or amnesty and that the assessments and collection fees owed must be paid or they may be a lien against the property.

4. Request City of Linn Valley to Inspect Items Constructed on Common Property.

Mr. Bowden moved to request the City of Linn Valley to inspect items that are constructed on common property such as seawalls, docks, etc. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0. Ms. McCoy will send notification of this request to the City of Linn Valley.

5. Golf Committee Recommendations.

a. 2-for-1 Coupons.

The Golf Committee had recommended that the 2-for-1 Coupons be continued. It was suggested that the coupon be placed on the POA's website. The coupon will have a space for personal information of the person that uses the coupon – name, address, phone number, email address, and whether they are a member or guest. The coupons will be valid through the end of February 2010. The coupons will be valid for seven days a week but they would not be valid for tournament play. Mr. Moore moved to approve the coupon that was presented to the Board of Directors. Motion was seconded by Mr. Dannen and approved by the Board of Directors 5-0.

Mr. Larry Boyd asked what marketing plan is set for 2010. Mr. Boyd stated that information about Linn Valley should be handed out to participants of tournaments that are held at Linn Valley. Mr. Freer stated that the Golf Committee should develop a marketing plan.

b. Waive \$10 Fee for Golf Association In-House Tournaments.

After much discussion, Mr. Moore moved to not charge the Golf Associations for In-House tournaments (such as the Association's Championships) if the golfer is an annual member at the golf course. Non-Annual and Guest Association Members would pay the daily greens fee. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.

c. Golf Committee Guidelines.

Mr. Freer had presented to the Committee guidelines that had been set up by Bucknell University for their Greens Committee. Mr. Spitzenberger stated the Golf Committee had adopted the guidelines. Ms. McCoy will retype the guidelines to state they are the Linn Valley Lakes Golf Committee guidelines.

d. Golf Committee Proposed Course Guidelines.

The Golf Committee had developed guidelines for the golf course. The Golf Committee had reviewed the guidelines but had not voted on them. The Committee must vote on the guidelines at their November Committee Meeting.

6. 7-acre and 10-acre Spillway Problems.

Ms. McCoy presented some pictures of the end of the 7-acre spillway area. A concrete spillway was not installed out of the 7-acre lake and it continues to wash the area where the water goes into the main lake. The cost to repair the washed area and

Regular Session Meeting Minutes

October 10, 2009

Page 4

to avoid further washing could cost approximately \$5,000. There is also a problem in the 10-acre spillway where part of the riprap has washed out. The cost for repairs to the 10-acre spillway could cost \$2,000. It was the consensus of the Board of Directors to work these projects into the 2010 Budget.

OPEN FORUM:

Mr. Chip Power suggested the POA charge for boat and ATV registrations. This item will be placed on the November agenda.

There being no further business to discuss, Mr. Moore made a motion to adjourn the October 10, 2009, Board of Directors meeting. Motion was seconded by Mr. Dannen and approved by the Board of Directors 5-0.