

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
NOVEMBER 15, 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 were: Pam McCoy, General Manager
 Darcy Domoney, POA Attorney
 Ann Keffer, Secretary

1. Legal Issues.

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

Executive Session Reconvened after the close of the Regular Board of Directors Meeting:

2. Personnel Issues.

Ms. Eisenhauer made a motion to adjourn. Motion seconded by Mr. Bowden. Approved 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
NOVEMBER 15, 2008
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
 Andy Robb, Director

Also in attendance were: Pam McCoy, General Manager

1. Approval of the October 18, 2008, Board of Directors Meeting Minutes.

- a. Ms. Eisenhower moved to approve the October 18, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.
- b. Ms. Eisenhower moved to approve the October 18, 2008, Board of Directors Regular Session Meeting minutes with the noted date correction. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer announced the upcoming court date of November 18, 2008 at 9:00 am for the trial of Linn Valley Lakes POA vs. Linn Valley Lakes Development, LLC. Discussion is continuing on the procedure to transfer common property (both real estate and personal) from Linn Valley Lakes POA to the City of Linn Valley for the purpose of the installation of a water and/or sewer system. Mr. Domoney explained the procedure required by the Covenant & Restrictions to make this transfer. Mr. Danny Carey, owner of the 180 acres of land located just south of Linn Valley Lakes has requested an egress to this land through Linn Valley. The Covenant & Restrictions do not allow this. The Board has denied his request.

3. Manager's Report.

Ms. McCoy stated that the fish stocking of the lakes was completed on November 14, 2008. The renovations continue on the bathhouses. Bathhouse #5 is complete and #2 is almost done. Bathhouse #1 will be the next one to renovate. The maintenance crew has been trimming the trees along the roadways. Two (2) tanks have been ordered for our

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sewage trucks. Resumes for those filing for a position on the Board of Directors are due by December 1, 2008. The compactor fence is now completed. If you haven't received your new address for mail delivery, call 913-795-2536 and let them know. Once the new addresses have been activated, put both your new street address and lot number on your ticket when requesting water and/or sewer service. On November 18, 2008 at 6:30 pm there will be a meeting at the Community Center for information on supplemental insurance to Medicare. The orange markings on trees have been put there by KCPL to designate those that need trimmed or removed.

4. Treasurer's Report.

Mr. Robb stated that the figures indicate that the budget is in compliance.

5. Committee Reports.

- a. Architectural** – Mr. Bowden reported that 7 permits have been issued in the last month. The Architectural meetings have been moved back to the 2nd and 4th Thursday of each month. There will be a Planning & Zoning meeting at 6:00 pm on November 17, 2008 at City Hall and a combined POA/City meeting following at 7:00 pm to discuss building permit regulations and cost issues. There was a lengthy discussion on the relationship between the City Building Inspector and the Linn Valley Lakes Architectural Committee.
- b. Recreation** – Ms. Eisenhower announced the Tailgate Trick or Treat was a big success with about 200 children attending. The event was scheduled an hour earlier than in the past and everyone agreed that this was better as there was still some daylight and the kids and costumes could be seen much better. Thanks to Jim Tiehen for making his tractor and trailer available for the hayrides. The Santa Shop will be held on December 13, 2008 from 9:00 am – 1:00 pm. Santa will arrive at 11:00 on the Fire Truck. New or nearly new items and volunteers are needed for the Santa Shop.
- c. Golf** – Ms. McCoy reported the Golf Committee Meeting was held on the first Monday in November. It was the consensus of the Committee to recommend to the Board that there be no increase in the golf fees for the year 2009. Mr. Moles has planted the Jim Chambers Memorial Tree. There will be no Golf Committee Meetings scheduled until March, 2009.

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AGENDA ITEMS:

1. Policy on Large Events.

Mr. Domoney has provided policies from Paola & Miami County for the Board to review.

2. 2009 Budget

(Combined with #3 for discussion)

3. 2009 Assessments, Golf etc.

Ms. McCoy needs to know what the assessments will be for 2009 before she can complete a budget for that year. Mr. Moore made a motion to increase the assessments for the year 2009 by \$10.00 making the total due per lot \$327.00. Motion seconded by Mr. Robb. Approved 5-0.

After much discussion, Mr. Moore made a motion to keep the golf fees at the current rate to be reviewed in 6 months. Motion seconded by Mr. Bowden. Approved 5-0. Mr. Danner will check on WEII prices for installation at the Pro Shop to generate revenue by holding tournaments on several sports during the winter months. Volunteers and ideas are always welcome.

Ms. McCoy recommended the water/sewer rates remain the same. Mr. Robb made a motion to retain the water/sewer rates at the current rate. Motion seconded by Mr. Moore. Approved 5-0.

Open Forum:

Discussion was held on the possibility of purchasing fuel in bulk. Ann Keffer announced the Christmas Tree Lighting Ceremony will be November 30, 2008 at 5:00 pm at the Community Center.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the November 15, 2008, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary

