

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
NOVEMBER 21, 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
 Ann Keffer, Secretary

1. Legal Issues.

- a) Mr. Domoney stated that the notice to the property owners on the transfer of property was mailed out on October 28, 2009 so the petition drive letter will follow about the first of February. There will be a POA / City meeting with Ken Shetlar, Engineer, regarding the costs and procedures on December 4, 2009. City is moving forward with the grant writing phase of the project.

- b) Mr. James Trotter purchased fifteen (15) lots at the Sheriff's Auction and has decided he doesn't want to pay assessments. He deeded them to LVL. Mr. Domoney prepared an affidavit stating that we do not accept the deed for the lots. This affidavit was forwarded to Mr. Trotter and the Register of Deeds Office. There has been no response from Mr. Trotter. The Register of Deeds office will honor the refusal of acceptance. No further action is needed now.

2. Architectural Committee.

Mr. Bowden reported that the attendance of committee members of the Architectural Committee has dropped off. It was a consensus to post vacancies on this committee on the website.

3. Personnel.

After discussion, it was the consensus of the Board to provide a Christmas Bonus to all employees. Final decision will be made via email.

Other:

Mr. Dannen announced that he would run for election to the Board of Directors in the February 2010 election. Discussion was also held on Agenda Item #6 of the Regular Meeting Agenda.

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

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
NOVEMBER 21, 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
Darcy Domoney, Attorney
Ann Keffer, Secretary

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

- a. Mr. Moore moved to approve the October 10, 2009, Board of Directors Executive Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- b. Ms. Eisenhauer moved to approve the October 10, 2009, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer reminded everyone of the December 1, 2009 deadline for receiving resumes of candidates for the upcoming POA Board of Directors election in February. Mr. Dannen has stated that he will run for election. Mr. Freer also reported that the notification of proposed transfer of ownership of property needed to proceed with the installation of water / sewer lines in Linn Valley, was mailed to all property owners on October 28, 2009. The Petition will be submitted 90 days after this notification. There must be approval from 20% of the property owners to proceed.

3. Manager's Report.

Ms. McCoy reported that the new motor has been installed at the sewage dump station and the security gate has been repaired. It was decided to repair our equipment rather than rent a rock hammer, at the rate of \$600.00 per week, for the installation of the street signs.

Regular Session Meeting

November 21, 2009

Page 2

4. Treasurer's Report.

Mr. Dannen reported that the income receipts are about the same as last year and expenses are up a little. The final lease payment and the residual payment have been made on the sewer truck. Estimate of receipts expected for this year was based on 2,900 lots and appears to be accurate.

5. Committee Reports.

- a. Architectural** – Mr. Bowden reported that there have been 16 permits submitted this past month that included one (1) house, five (5) garages and other miscellaneous.
- b. Recreation** – Ms. Eisenhower reported that the Recreation Committee will be receiving new or 'nearly new' donations for the Santa Shop through December 10th. Santa Shop will be open on December 12th for kids through 12 years of age from 9:00 am – noon, then open to the public. Santa will arrive at 11:00 am. Coffee, hot chocolate and cookies will be served. There will be a New Year's Eve community get-together beginning with a pot luck dinner at 6:00 pm followed by music and dancing till ????. Michael Jahn will provide the D.J. services.
- c. Golf** – Mr. Steve Duddleston reported that they are now working on the winter projects for the golf course as re-established at the golf committee meeting. Everyone is looking forward to 2010.

AGENDA ITEMS:

1. Radio Auction – Advertisement.

After discussion, Mr. Bowden made a motion to submit one (1) Multi Purpose Lot, two (2) Camping Lots and four (4) Golf Packages with cart for 2, for the Radio Auction. Motion was seconded by Mr. Moore. Approved 5-0.

2. Water & Sewage Project.

The information on the transfer of property for the water / sewer project has been mailed out to all property owners. The next step will be to submit the petition 90 days later. There will be a joint meeting with the City and Engineering Company the first week in December. The City has begun talking with grant writing providers.

3. Ninth Phase Development.

Mr. Freer reported the developer's lots, in the Ninth Phase Development, have been changing ownership frequently. Mr. Freer has completed a map of all streets, trails and developers' lots in the Ninth Phase as a baseline starting point. Mr. Freer made a motion to approve this as the LVL 9th Phase Pre-Development Conditions Policy. Motion was seconded by Mr. Bowden. Approved 5-0. This information will be distributed to the Real Estate office and to new owners.

Regular Session Meeting

November 21, 2009

Page 3

4. Construction Equipment Area.

Ms. McCoy reported that as of September 1, 2009 we now have Philadelphia Insurance as our carrier with a savings of about \$20,000.00 this year. The new insurance agent noticed the equipment that was parked outside of the maintenance yard and inquired to who owned the equipment. She recommended that we have the individuals sign an agreement and release of liability. Mr. Moore made a motion to require all contractors using this area must provide the office with a list of their equipment in this area along with a signed release of liability. Their assessments must also be current to continue use of this privilege. Motion was seconded by Mr. Bowden. Approved 5-0.

5. Golf Committee Recommendations.

- a) Mr. Duddleston reported on the adjusted priorities of repairs and changes on the golf course for the new year. The Golf Committee will work with Manager, Pam McCoy, in developing a marketing program geared toward younger players and juveniles. After discussion of the possibility of allowing play of more than five (5) players as a trial through the first of March, it was decided to get a vote from the Golf Committee and bring those results to the Board at the next meeting.
- b) Mr. Bowden made a motion to adopt the Deer Trace Golf Course Guidelines as presented. Motion seconded by Mr. Moore. Approved 5-0.

6. Charge for Boat, Personal Water Craft and ATV Registration.

Mr. Dannen stated that there were about 209 boats, 139 ATVs and 71 PWCs registered this year per office records. It was suggested that a fee be assessed to these registrations. This income generated could be used to assist in the expenses of stocking the lake with fish, supplying buoys and/or dealing with erosion issues. The possibility of also requiring similar fees to golf carts was discussed. These items were tabled until the December meeting in an effort to get more information.

7. 2010 Assessment Fee.

Mr. Freer made a motion not to increase the assessments for the year 2010 but to keep them the same as year 2009, which is \$337.00. Motion seconded by Mr. Bowden. Approved 5-0. There will be a Budget meeting on December 5th to review the 2010 budget.

Open Forum:

Mr. Gorter inquired as to what agency would be responsible to monitor the compliance with the proposed registration requirements on boats, ATVs and PWCs. That issue would need to be clarified.

Regular Session Meeting

November 21, 2009

Page 4

Ms. Eisenhower announced that the Linn Valley Community Church is preparing a directory and would like to include a community section so it is open to all property owners. Call Judy Vanek for appointment for pictures.

Ms. McCoy reported on the 2 for 1 coupons used, there were 24 from the golf course and 2 from the website.

Ms. Keffer reminded everyone of the upcoming Tree Lighting on November 29th and of the Mayor's Christmas Tree Fund donations needed to help provide assistance to family needs in Linn Valley.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the November 21, 2009, Board of Directors meeting. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary