

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
EXECUTIVE SESSION
DECEMBER 19, 2009
8:00 AM**

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. Storage Agreement.

Mr. Domoney stated that he had prepared an agreement and release document for the storage area by the maintenance area for construction equipment. He had sent them to Ms. McCoy and she had sent them to the four (4) property owners that store equipment in the area with a return deadline of December 31, 2009.

b. RV Storage Agreement.

Ms. McCoy had asked Mr. Domoney to review the RV Storage Agreement. No changes were needed to the agreement.

c. Deeding Lots to the City of Linn Valley.

During a joint meeting between the City of Linn Valley and the POA in regards to the water/sewage turnover, it was discussed that the POA should deed their lots to the City of Linn Valley to avoid real estate taxes. Mr. Domoney stated that it was his opinion that the City of Linn Valley would not be exempt from paying real estate taxes on lots. The lots would be assessable. It was suggested that Mr. Domoney contact Gary Thompson – City of Linn Valley Attorney and Ken Shetlar – Engineer with Shafer, Kline and Warren to discuss this issue.

2. Instrument for Water/Sewage Turnover.

Mr. Domoney presented the first draft of the instrument to be mailed to property owners for the water/sewage utility turnover.

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

Mr. Bowden stated that he felt we should not charge for registering boats, personal watercrafts, and ATV's at this time. Discussion was mainly against charging the fee.

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

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
DECEMBER 19, 2009
9:00 AM**

President 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 November 21, 2009, Board of Directors Meeting Minutes.

- a. Ms. Eisenhauer moved to approve the November 21, 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 November 21, 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 reported that there is one position up for election at the 2010 Annual Membership Meeting. Mr. Joel Dannen was the only person that had submitted a resume for the position.

3. Manager's Report.

Ms. McCoy reported that we continue to have problems at the sewage lift station. We have also had some water leaks in the campground. We did get the rock hammer repaired, but unfortunately the backhoe hydraulic pump is not large enough to operate the hammer properly. We will be looking at options – different hammer or different backhoe.

4. Treasurer's Report.

Mr. Dannen reported that the total funds available were \$246,616.36. At the end of November 2009, total revenue was \$1,648,139.50 and total expenses were \$1,309,844.53. Capital expenditures were \$77,641.68. Loan and lease payments totaled \$100,031.31.

5. Committee Reports.

- a. Architectural** – Mr. Bowden reported there had not been any permits submitted since the last Board of Directors meeting.
- b. Recreation** – Ms. Eisenhauer reported that the Kid's Christmas shop was well attended with 70 kids shopping. Thank you to the Recreation Committee, volunteers, and people that donated to make the Christmas shop a success. There will be a New Year's Eve Potluck Supper at 6:00 PM at the Clubhouse. Michael Jahn will provide music for this event.
- c. Golf** – Mr. Duddleston reported that he had polled the Golf Committee in regards to allowing sixsomes and the golf fees for 2010. The Committee was deadlocked on both items. The four members that felt there should be an increase did feel that the increase should be a low percentage.

AGENDA ITEMS:

1. Lots to the City of Linn Valley for Community Parks.

Mr. Jim Branine brought up this item in a Real Estate Committee Meeting. He felt that this might help the POA to sell lots in certain areas of the development. This item was presented for further thought of the City of Linn Valley.

2. Mayor George.

a. County Fire Tax.

Mayor Dick George stated that he had been investigating a petition for Linn Valley to opt-out of paying the County Fire Tax. Mr. Bowden moved to authorize Mr. Freer to sign the City of Linn Valley's petition regarding the Linn County Fire Tax being switched to the Linn Valley Fire Department. This is in regard to all real estate owned by the Linn Valley Lakes POA. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.

b. Benches and Picnic Tables.

Mayor George stated that a company that makes picnic tables and benches out of recycled tires and other recycled material had contacted him. He stated that he could apply for a grant that would pay for half the price of the tables. It was the consensus of the Board of Directors to look at some of the picnic tables before committing to purchasing. Mr. George stated that the deadline for the grant was January 12, 2010.

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3. Water/Sewage Project Update.

Mr. Freer gave a report from the last meeting held between the City of Linn Valley, Linn Valley Lakes POA, and Ken Shetlar – Engineer for Shafer, Kline and Warren.

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

After discussion, it was the consensus of the Board of Directors to table this item until Fall 2010.

5. 2010 Preliminary Budget.

Ms. McCoy reviewed the 2010 Preliminary Budget that is based on 2,900 paid assessments. Most of the line items are based on the same amount as was used in 2009 with a few items increased or decreased. The Finance Committee will meet on January 9, 2010 to approve the budget. This item will be placed on the January 16, 2010 agenda.

There being no further business to discuss, Mr. Moore made a motion to adjourn the December 19, 2009, Board of Directors meeting. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.