

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

1. Legal Issues.

Discussion was held on the possibility of foreclosure on the approximately 260 Linn Valley Lakes LLC lots garnered in the court settlement on November 18, 2008. Mr. Domoney will research whether a partial foreclosure can be done and how to deal with the Covenant Blessings mortgages.

2. Property Owner Request – Walk on Golf Course Cart Path.

It was the consensus of the Board to deny a property owner's request to use the golf course cart paths for a walking trail.

3. Driveway Damage Responsibility.

It was the consensus of the Board that damage to a property owner's driveway due to the weight of the service truck would be the responsibility of the property owner. It was noted that any damage by a service truck to the property off the driveway would be the Property Owners Association's responsibility.

4. Water Pipe Removal.

It was the consensus of the Board to have Mr. Bowden contact the Linn Valley Building Inspector regarding the removal of the stacks of water pipe on several of the Deer Trace Estates golf course lots.

5. Water Plant Location.

Mr. Freer will contact Mr. Mike Feldman to discuss a possible location for a water plant to support the proposed water distribution to Linn Valley.

6. Swimming Pools.

Ms. McCoy will continue to monitor the new regulations required for the swimming pools.

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7. 2009 Budget.

Ms. McCoy stated that there will be no raises for the year 2009. She is also trimming down the capital expenses. The 2009 budget is based on assessment payments of 2,900 property owners and receipt of \$75,000 for past-due assessment payments.

It was noted that Mr. Jerry Moore had received temporary approval for the improvements made to lot #1907.

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

Ann Keffer, Secretary

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
DECEMBER 20, 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
 Dick Atchity, Director

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

1. Approval of the November 15, 2008, Board of Directors Meeting Minutes.

- a. Mr. Moore moved to approve the November 15, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- b. Mr. Bowden moved to approve the November 15, 2008, Board of Directors Regular Session Meeting minutes with noted corrections. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

2. President's Report.

Mr. Freer reported that the LVL POA received a judgment of \$428,000 in back assessments at the trial on November 11, 2008 in our suit against Linn Valley Lakes Development LLC. Their counterclaim was denied and cannot be renewed. Deer Trace Estates is the only exempt company. Mr. Freer announced that the Nominating Committee approved four (4) candidates for the three (3) Board of Candidates vacancies to be filled at the annual meeting in February. The candidates are the incumbents Mr. Moore, Mr. Robb and Ms. Eisenhauer. Also filing was Mr. Joel Dannen. It was noted that 2 – 3 year terms and 1 – 1 year term to be filled. The two (2) that receive the most votes will serve the 3 year terms and the 3rd highest will serve the 1 year term.

3. Manager's Report.

Ms. McCoy reported she has been working on finalizing the budget for 2009 which has proven to be a difficult task. Some of the changes being made in order to cut expenses are, there will be no water / sewer services on Saturday, except on an emergency basis at the emergency fee and the POA office will close on Saturdays at 1:00 pm instead of 5:00 pm. There will be a Finance Committee Meeting on January 10th. The bathhouse renovations are almost complete. It was necessary to replace some of the sheetrock in Bathhouse #1 due to some mold problems. There was a comment from the audience stating that Bathhouse #2 "looks great!" Ms. McCoy wished everyone a "Merry Christmas".

4. Treasurer's Report.

Mr. Robb stated that the figures indicate that the budget is in compliance. He noted that staying within budget this year has been difficult and 2009 may be even more difficult.

5. Committee Reports.

- a. **Architectural** – Mr. Bowden reported that there have been three (3) permits approved this past month. There was no meeting on the 11th as there were no permits submitted for approval. Mr. Ritter, City of Linn Valley Building Inspector, has resumed attending these meetings.
- b. **Recreation** – Ms. Eisenhower expressed her thanks for all the help with the success of the Kid's Christmas Shop. There were more helpers this year and there was a good turnout of children. She announced that there will not be a New Year's Eve Dance this year due to the low attendance the last couple of years.

AGENDA ITEMS:

1. Property Owner Request – Walk on Golf Cart Paths.

It was the consensus of the Board to continue the current policy and not allow walkers on the cart paths on the golf course.

2. Property Owner Request – Boat Dock Expansion.

The Board agreed to approve this proposed dock with the following criteria:

- a. The dock extension change from 25' to 24' in the lake.
- b. Secure notarize permission from Mrs. Doering allowing the dock to extend into her property line.
- c. Resubmit both the revised drawing and the notarization to the Architectural Committee for their December 23rd meeting.

3. Radio Ads – Fort Scott Broadcasting Company.

Mr. Moore made a motion to place some ads with this radio station as we did in 2008. In the year 2008, we placed 4 lots in their auction. Three (3) were deeded to new owners of which two (2) paid their assessments and one (1) did not. We will stipulate that the new owner must receive ownership within 30 days of purchase.

Open Forum:

Mr. Gorter inquired as to the cost of the Sales Office. Ms. McCoy explained that the rent is \$415.00 per month and all rent paid could be applied to the purchase price if it was decided to purchase within a prearranged time frame.

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

Ann Keffer, Corporate Secretary

