

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION
JULY 17, 2010
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. Larry Boyd - Golf Course.

Mr. Boyd met with the Board of Directors to discuss - Meek-Williams Tournament, golf course management, and promotion of the golf course. The Board of Directors thanks Mr. Boyd for his comments. The Board of Directors scheduled a meeting on Friday, July 23, 2010, to discuss the golf course. Ms. McCoy was asked to invite Dale Moles, Ethan Shamet, Joe Anello, and Steve Duddleston.

2. Legal Issues.

a. Lots Purchased at Sheriff Sale by an Individual.

Ms. McCoy presented a letter from a property owner that claimed five (5) Linn Valley lots were grouped in with some other property that she purchased at a Linn County Sheriff's Tax Auction. She was wanting the Board of Directors to accept a deed on the five (5) lots. The Board of Directors was of the consensus that the problem starts with the County and the Property Owners Association is not interested in the lots.

b. Renter Policy - Past due Assessments.

The Board of Directors and Mr. Domoney reviewed the current renter policy that is in affect. Mr. Domoney will review the policy and this item will be placed on the August agenda.

Ms. McCoy informed the Board of Directors that a delinquent property owner was planning to rent a home at Linn Valley. The consensus was that the property owner will not receive services from the Property Owners Association while she is delinquent.

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3. Corporate Secretary.

Mr. Moore moved to approve Diana Pennington as the Corporate Secretary. Motion was seconded by Ms. Eisenhower and approved by the Board of Directors 5-0. There was discussion in regards to Mrs. Pennington's duties. It was the consensus of the Board of Directors to take the minutes at the Regular Board of Directors meetings.

There being no further business to discuss, Mr. Bowden moved to adjourn to the Regular Board of Directors meeting. Motion was seconded by Ms. Eisenhower and approved by the Board of Directors 5-0.

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
JULY 17, 2010
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
Diana Pennington, Secretary
Darcy Domoney, POA Attorney

1) Approval of the June 19, 2010, Board of Directors Meeting Minutes.

- a) Mr. Moore made a motion to approve the June 19, 2010, Board of Directors Executive Session Meeting minutes as written. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 5-0.
- b) Ms. Eisenhauer move to approve the June 19, 2010, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Director 5-0.

2) President's Report – Mr Freer stated he would give his report later in the meeting.

3) Manager's Report – Ms. McCoy reported that the road repairs will start the first week of August. The guttering at the mailboxes was completed. Also maintenance will start working on drainage around the shelter houses. She also reported that one street sign was damaged over the July 4th weekend and asked Mayor Dwyer if that was something the city would replace. Mayor Dwyer stated that she would check into it. Ms. McCoy was also contacted by Fire Chief Stone asking for a check regarding the \$1,500.00 donation the board voted to make to the fire station lighting project. After a brief discussion it was decided that the POA would make the check out to the contractor after the job was completed.

4) Treasurer's Report – Mr. Dannen reported that assessments were up \$80k from prior month and everything looked fine. He asked Ms. McCoy if going forward she could include in the reports the comparison report that he had sent her. She stated that she would include the report going forward.

5) Committee Reports –

- a) **Architectural -** Mr. Lantz is the new Architectural Committee representative and he reported that 12 permits had been approved.
- b) **Recreation –** Ms. Eisenhauer reported that the July 4th activities went well and thanked everyone who had volunteered their help. Labor Day will be the next weekend that the committee will start planning next.

- c) **Golf** – Mr. Duddlestone reported that the golf course is in the best shape it has ever been in a long time. There are issues on one green that they are working on. Bunker repairs are complete. He also reported that all the associations are happy with the course. The Golf committee asked him to bring the #8 fairway to the board's attention. There is an ongoing drainage problem and they would like to get the process started with a possible transit survey to fix the problem. The next tournament will be the Ryder Cup which will be held in August.

AGENDA ITEMS:

1) UDI (only) Cost.

Ms. McCoy stated the board had approved aUDI/golf membership at the last meeting. She had an individual contact her wanting to know the cost of just a UDI membership that did not include the golf membership. After a brief discussion it was decided a cost for just a UDI membership would be \$500.00.

2) Limit of Dogs and Cats per Property Owner.

Ms. McCoy had checked with LaCygne and Louisburg on their regulations. They had a limit of 3 animals, more than 3 animals the resident would be required to purchase a kennel license. After a lengthy discussion Mr. Freer asked Mr. Domoney to review the city ordinance regarding this.

3) Golf Cart Lease/Purchase.

The POA has 30 – 2006 golf carts with low mileage they are currently leasing. Ms. McCoy has obtained several bids on leasing new golf carts which would be \$95,000 with maintenance for 5 years. She also checked into what the buyout would be on the present carts. The buyout would be \$56,000 with no maintenance. After a brief discussion, Mr. Moore made the recommendation that Ms. McCoy offer the company that we are presently leasing from \$1,500.00 per cart for a buy out of the 30 carts.

4) Use of Lake Water by Non-Lakefront Property Owner.

Ms. McCoy had a request from a resident who lives on the 2nd tier of the ten acre lake of running a garden hose across the road to access the lake water. After a brief discussion, Mr. Moore made the motion to deny the request by this resident. Mr. Bowden seconded the motion and the motion carried 5-0 by the Board of the Directors to deny the request.

5) Breast Cancer Tournament and Stan Giles Memorial – Green Fees.

The committee sponsoring these two tournaments had asked that the green fees be waived for these events. Mr. Moore made the motion to waive the fees. Ms. Eisenhauer seconded the motion. The motion carried 5-0 by the Board of Directors.

6) Discussion on the Water/Sewer Project.

Mr. Freer reported that 597 good signatures were so far obtained for the Water/Sewer Project. After a brief discussion, Mayor Dwyer has requested that the POA and City Council have a meeting with both attorneys present to go over the agreement before signing. Mr. Freer asked Mayor Dwyer to set up the meeting as soon as possible.

There being no further business to discuss, Mr. Moore moved to adjourn the July 17, 2010, Board of Directors meeting. Motion was seconded by Mr. Bowden and approved by the Board of Directors 5-0.

Diana L. Pennington, Corporate Secretary