

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
EXECUTIVE SESSION  
AUGUST 16, 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.**

**2.     Water Truck.**

Ms. McCoy is to get estimates for the repair needed on one of the water trucks.

**3.     Real Estate Office.**

Jim & Judy Branine asked for clarification as to how to proceed with the sale of LVL lots. It was the consensus of the Board to have them continue as usual with clear information on the Title Insurance issue. The office will be closed from mid November through mid March with a sign on the door with a phone number for sales contact.

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

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
REGULAR SESSION  
AUGUST 16, 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 Eisenhower, Director  
Dick Atchity, Director

Also in attendance were:                   Pam McCoy, General Manager  
Ann Keffer, Secretary

Absent:                                       Darcy Domoney, Attorney (Annual Mtg. at  
Tanglewood)

**1. Approval of the May 16, 2008, Board of Directors Meeting Minutes.**

- a. Ms. Eisenhower moved to approve the July 19, 2008, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Moore and approved by the Board of Directors 5-0.
- b. Mr. Moore moved to approve the July 19, 2008, Board of Directors Regular Session Meeting minutes. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

**2. President's Report.**

Mr. Freer announced the POA Board Director, Randy Bowden, is a very proud, first-time grandpa to a new grandson.

**3. Manager's Report.**

Ms. McCoy reported that the last day for the pools to be open would be September 7, 2008. The new dock is in place on the main dam and well under budget. The city is proceeding with the condemnation of three properties and working on others. Ms. McCoy expressed her appreciation for the city getting this accomplished. There will be a county tax sale on Monday, August 18, 2008. A list of lots is available in the POA office. After reviewing the recommendations of the fish study, Ms. McCoy is to proceed with the fish stocking, removal and exchange as recommended. She will get estimates on the cost of various feeding procedures.

**4. Treasurer's Report.**

Mr. Robb reported that the available funds are up from last month as are the Assessment receipts. The Bingo receipts are down from last year. Camping receipts are good.

**5. Committee Reports.**

- a. Architectural** – Mr. Jerry Moore reported that the Architectural Committee reviewed 22 new applications.
- b. Recreation** – Ms. Eisenhower announced that the next activities would be Labor Day activities. The raffle is a small patio set. It is on display in the office. October 4, 2008 will be the Family Festival.
- c. Golf** – Mr. Spitzenberger announced several improvements on the golf course. The Driving Range is open. Applications are being received for a new full-time golf course assistant. The MGA Tournament has been cancelled due to low participation. The Jim Chambers Memorial will be placed between #1 and #5. Each of the four (4) associations will donate \$100.00 each to this memorial.

**AGENDA ITEMS:**

**1. Water Plant Upgrade.**

Mr. Rex Heape of Shafer, Kline & Warren Engineering with Myrl Ostgren of LVL presented an explanation of the issues facing the needed upgrade to the water plant and the future needs for water and sewer services. It was the consensus of the Board to table the issue.

**2. Main Dam Inundation Map (flood area).**

Mr. Moore made a motion for Mr. Jerry Moore to proceed with the creation of the required flood area map by working with the Dam Engineer from the Corp. of Engineers. Mr. Robb seconded the motion. Approved 5-0.

**3. Adult Beverages at the Golf Course.**

Due to the existing problem of bottle caps being thrown on the golf course, Mr. Moore made a motion for the Golf Course Pro Shop to sell only canned beer. Mr. Bowden seconded motion. Approved 5-0.

**4. Building Request – Lots 1850 & 1851.**

Mr. Bowden made a motion to approve the removal of the concrete boat ramp and the dredging of the lake 7'–8' deep, out 20'–25'. Mr. Moore seconded the motion. Approved 5-0.

**Regular Session Meeting**

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**5. Architectural Control Regulation Addition.**

The owners of lot #2383, the Daacke's, have requested permission to place a gazebo on the common property at the lakefront of their lot. Mr. Domoney and Mr. Bowden will prepare a specification outline and present it to the Architectural Committee on August 26, 2008. Mr. Bowden will bring their recommendation back to the Board at the September meeting.

**6. Community Day Expenditures.**

Ms. McCoy reviewed the expenditures and corrections made to the Community Day expenses. It was the consensus of the Board to pay the current bills of \$1,800.00 as presented.

**7. Barn Repair Bids.**

Two bids for the repair of the quonset hut have been received: \$3,175.00 and \$4,063.30. Mr. Bowden made a motion to accept the lower bid. Motion was seconded by Mr. Moore and approved 5-0.

**8. Benson House Repair Bids.**

Two bids for the repairs needed at the Benson House have been received: \$6,950.00 and \$7,586.58. Mr. Bowden made a motion to accept the lower bid. Motion was seconded by Mr. Moore and approved 5-0. The current renters, the Hormann's will be moving. The current renters of Bathhouse #3 may be interested in renting the Benson House.

**9. Insurance Renewal Quotes.**

It was the consensus of the Board for Ms. McCoy to renew the insurance policies at the quoted premium rates.

**Public Discussion:**

Mr. Spitzenberger inquired who is responsible for the operation of the trash compactor. Ms. McCoy stated that many property owners have keys to use to keep the container maintained.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the August 16, 2008, Board of Directors meeting. Motion was seconded by Mr. Robb and approved by the Board of Directors 5-0.

Ann Keffer, Corporate Secretary