

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION
AUGUST 21, 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

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

1. Legal.

a. Board of Directors Establishing Policies.

Mr. Domoney stated that the Board of Directors does not have the right to set policy on items such as limiting animals and lighting issues on lots. The Board of Directors may make recommendations to the City of Linn Valley and ask them to pass an ordinance. The Board of Directors can make rules and regulations in regards to the common property.

b. Roads in the 9th Phase.

The Board of Directors discussed the roads in the 9th phase. A few roads in the 9th phase had been developed but not maintained. The Board of Directors had established a policy in 2009 regarding the roads in the 9th phase. A property owner had asked that a culvert be replaced on Spruce Circle to allow for proper drainage. It was decided to reconvene after the regular meeting to further discuss this topic.

c. Dredging and Clearing/Cleaning of the Main Lake Shoreline.

Mr. Domoney asked the question - Should we approve who does the work on common property? Is there any adverse effect on the neighbors? Should the POA check with insurance if allowed to dredge or clear on common property? It was decided to reconvene after the regular meeting to further discuss this topic.

2. Water Plant Upgrades.

Mr. Freer stated that the City of Linn Valley needs in writing that the POA will pay the 50% that will be needed for the grant through Rural Development. The Board of Directors was in agreement to sign a letter stating so.

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3. Rental Member Policy.

Mr. Domoney had reviewed the Rental Member Policy of the POA. The revised policy was presented to the Board of Directors. Mr. Bowden moved to approve the policy as written. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 4-0.

Mr. Domoney left to attend another meeting.

Ms. Eisenhauer moved to adjourn to the Regular Board of Directors meeting. Motion was seconded by Mr. Bowden and approved by the Board of Directors 4-0.

The Board of Directors reconvened to the Executive Session after the Regular Board of Directors meeting.

4. Application on Lot 1898 to Dredge out Cove.

Mr. Bowden suggested taking pictures and video to document the area where Mr. Wrigley plans to clear along the lake frontage and common property. Mr. Bowden moved to approve Mr. Wrigley's application to dig back the shoreline 15 feet as proposed. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 4-0. Mr. Bowden stated that he and the Architectural Committee Chairman will photograph and video the area.

5. Culvert on Spruce Circle.

It was the consensus of the Board of Directors to replace the culvert as requested and to review the road condition.

6. Golf Course.

The Board of Directors had discussion in regards to the Golf Course and the superintendent's position.

There being no further business to discuss, Ms. Eisenhauer moved to adjourn the Executive Session Meeting. Motion was seconded by Mr. Bowden and approved by the Board of Directors 4-0.

Pam McCoy, General Manager

**LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
REGULAR SESSION
AUGUST 21, 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

Also in attendance were: Pam McCoy, General Manager
 Diana Pennington, Secretary

1. Approval of the July 17, 2010 Board of Directors Meeting Minutes.

- a. Mr. Bowden moved to approve the July 17, 2010, Board of Directors Executive Session Meeting minutes. Motion was seconded by Mr. Dannen and approved by the Board of Directors 4-0.
- b. Mr. Dannen moved to approve the July 17, 2010, Board of Directors Regular Session Meeting minutes. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 4-0.

2. President's Report.

Mr. Freer stated there was a vacancy on the Board of Directors that had been held by Mr. Raymond Moore. Mr. Moore had resigned from the Board of Directors. Mr. Freer asked if anyone had interest in filling the position until February 2011, that they submit their information by August 27, 2010.

3. Manager's Report.

Ms. McCoy reported that the road repairs had been completed. She has been working on insurance renewal quotes. With the information that she had received the POA will save about \$64.00 for the year after transferring the water and sewer trucks over to the city. Also noted was the Board of Directors voted by e-mail to purchase the golf carts. Since the name of golf tournament that was going to be the "Stan Giles Memorial Tournament" had been changed to the "Rose Harper Bite Me Tournament" Ms. McCoy wanted to make sure the Board still approved the waiving of the green fees. The Board was in agreement that the green fees still be waived.

4. Treasurer's Report.

Mr. Dannen reported that assessments were good but the expenses were a little higher than this time last year. Ms. McCoy noted that the KCPL power plant had lengthy

outages planned and she was in hopes that the POA could see an increase in camping fees with the workers possibly staying in the campground while these outages occur.

5. Committee Reports.

- a. **Architectural** – Mr. Lantz reviewed what permits had been approved.
- b. **Recreation** – Ms. Eisenhauer reported that the activities for Labor Day would be as usual and the raffle item would be a portable DVD player. She did ask that if anyone would like to help volunteer with the kids crafts to let Cindy Wempe know since they had such a large turn out over the July 4th holiday.
- c. **Golf** – Mr. Duddleston reported that the Board of Directors is accepting applications for the course superintendent's position. They have posted the position on 2 main websites and the Golf committee will be voting on whom to hire. He stated that Ethan, the assistant superintendent has been working hard on his limited resources on getting the course reseeded. There is also an At Large position that is open and if anyone is interested to talk to the Association. On August 28th there will be the Jim Chambers Memorial Ryder Cup Tournament.

AGENDA ITEMS:

1. Judy Branine – Business Expo

Mrs. Branine was absent however Ms. McCoy stated that Mrs. Branine had talked to her about a Business expo to promote local businesses. Ms. McCoy thought this would be a good opportunity to possibly sell UDI memberships. The Board was all in agreement for Mrs. Branine to proceed with no rental cost for the clubhouse.

2. Limit on Dogs and Cats per Property Owner/ Dusk to Dawn Light Policy.

Mr. Domoney stated the Board of Directors could not establish policy on such items as limiting animals and lighting issues. The Board of Directors has the right to make rules and regulations in regards to the common property.

3. Application on Lot 1898 to dredge out cove.

Mr. Wrigley owner of Lot 1898 stated he had submitted an application to dredge out the cove that adjoins his lot. After a brief discussion by the POA Board of Directors, they stated that they would reconvene into executive session to discuss Mr. Wrigley's application and would advise him of their decision.

There being no further business to discuss, Mr. Bowden made a motion to adjourn the August 21, 2010, Board of Directors meeting. Motion was seconded by Ms. Eisenhauer and approved by the Board of Directors 4-0.