

**LMOA BOARD OF DIRECTORS  
Open Session Minutes**

**DATE:** Thursday, May 28, 2009

**PLACE:** Terrace Room, LMOA

**DIRECTORS:**       **Present:**  
Leighton Cumming, President       Ed Seroskie, Vice President  
John Platt, Secretary               Don Fickes  
Ray Gott                               Mike Harrison  
Scott Meiss, Treasurer (Arrived at 6:08 PM)

**STAFF**               John Korhonen, General Manager  
Marty DeCarlo  
Kym Sampsell  
Peggy Alexander  
Meg Gore

**1.       CALLED TO ORDER**

The meeting of the Lake Monticello Owner's Association was called to order in Open Session by Pres. Cumming at 6:00 PM on May 28, 2009.

**MOTION by Director Gott seconded by VP Seroskie “that the Board of Directors go into Executive Session to discuss legal, contractual, and personnel issues.”**

Motion carried 6-0-0

**2.       RECONVENE IN OPEN SESSION**

The meeting reconvened at 7:09 PM.

**3.       PLEDGE OF ALLEGIANCE**

**4.       EXECUTIVE SESSION REPORT**

Secy. Platt reported that the Board of Directors met in Executive Session at 6:03 PM to discuss legal, contractual, and personnel matters.

No action was taken during the Executive Session.

The Executive Session adjourned at 6:59 PM.

5. **MINUTES AND CONSENT AGENDA**

**MOTION by Secy. Platt seconded by VP Seroskie “that the Board of Directors approve the minutes of the Executive Session, April 23, 2009 and the Open Session, April 23, 2009.”**

Motion carried 7-0-0

6. **LMOA REPORTS**

6.1 **President’s Report (Pres. Cumming)**

Pres. Cumming stated that the Proxy Statements had been mailed that day. She reviewed reasons for voting for the proposed dues increase and the reasons for voting no to the member proposal to increase the Board of Directors from 7 to 9. She urged everyone to read very carefully the voting directions on the ballot and vote for the candidate of your choice.

6.2 **Treasurer’s Report (Treas. Meiss)**

Treas. Meese commented on the proposed dues increase and stated that the current dues structure was inadequate to cover operations and reserves. He reported LMOA finances through April 30, 2009.

6.3 **General Manager’s Report (GM Korhonen)**

GM Korhonen reported on the problems with the swimming pool and the goal was to have the pool back in operation by Saturday, May 30. He noted that due to a reduction in the operating budget, the grass mowing staff had been reduced by three summer positions. This affects the mowing of grass along the roads and some mowing was being done on roads with a yellow line but the maintenance department was having difficulty getting the grass mowed on other roads. He thanked those residents who mowed to the street.

6.4 **Auditor’s Report (Randy Jones, Robinson, Farmer, Cox Associates)**

Randy Jones reported on the 2008 Audit noting that the financial statements present fairly in all material respects, the financial position of the Lake Monticello Owners’ Association.

6.5 **Investment Committee (Chuck Johnson, Chair Investment Committee)**

Chuck Johnson introduced the members of the Investment Committee and reported on the status of LMOA’s investments.

6.6 **Reserve Study Contract (Marty De Carlo, Director of Contracts)**

Marty DeCarlo reported on the status of the Reserve Study Contract which was awarded to Reserves Advisors.

**7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)**

**7.1 Fluvanna County Board of Supervisors Report (Supervisor Ott)**

Supervisor Ott reported that there may be some improvements at Tufton Gate by moving an electric utility pool and having VDOT remove some of the dirt bank to improve the sight lines. He noted that there is an attempt to get the speed limit on Route 53 reduced to 45 MPH and stated that some changes had been made to the 6 year road program. He said the construction of the high school was underway and reported on the status of the water authority and the legal challenges being made both in the State Supreme Court and the State Corporation Commission.

**8. MEMBER COMMENTS #1 (5 minutes per member, total of 20 minutes maximum)**

|                |        |                             |
|----------------|--------|-----------------------------|
| John Aker      | 371/3  | Swimming from boats         |
| Jerry Guske    | 256/4  | Swimming from boats         |
| Kathryn Renick | 311/12 | Dues increase               |
| Wayne Schmidt  | 370/3  | Misc topics                 |
| Lynn Forsyth   | 15/1   | Tennis, Swimming from boats |

**9. UNFINISHED BUSINESS**

None

**10. BYLAW AND POLICY CHANGES – SECOND READING**

**10.1 Amend PM 6.02 Recreational Facilities Rules and Regulations: Beaches and Swimming to remove restriction against swimming from a boat anchored in a cove (Treas. Meiss)**

**MOTION by Treas. Meiss seconded by Director Harrison “that the Board of Directors approve the revision of PM 6.02 Recreational Facilities Rules and Regulations: Beaches and Swimming to remove restriction against swimming from a boat anchored in a cove as presented in the May 28, 2009 Board packet.”**

**MOTION by Treas. Meiss “that the Board of Directors end debate.”**

Motion to end debate carried 7-0-0

Motion failed 2-5-0 Pres. Cumming, VP Seroskie, Sec. Platt, Director Fickes and Director Gott dissenting

- 10.2 Amend PM 15.01 Special Policies: Leasing of Property to specify member dues and tenant fees in addition to amenity use are for maintenance of community infrastructure (Meg Gore, Asst. Secy for Policy Review)**

**MOTION by Pres. Cumming seconded by Director Fickes “that the Board of Directors approve the revision of PM 15.01 Special Policies: Leasing of Property to specify member dues and tenant fees in addition to amenity use are for maintenance of community infrastructure as presented in the May 28, 2009 Board packet.”**

Motion carried 7-0-0

- 10.3 Amend PM 16.06 Committee Charters: Planning Committee Charter to clarify its purpose and operation (Sharon Beeler, member of the Planning Committee)**

**MOTION by VP Seroskie seconded by Director Gott “that the Board of Directors approve the revision of PM 16.06 Committee Charters: Planning Committee Charter to clarify its purpose and operation as presented in the May 28, 2009 Board packet.”**

Motion carried 7-0-0

**The Board recessed from 9:07 PM to 9:17 PM.**

**11. NEW BUSINESS**

- 11.1 Independent Auditors’ Report (Doug Licks, Member Audit Committee)**

**MOTION by VP Seroskie seconded by Director Gott “that the Board of Directors accept the Independent Auditors’ Report, as presented in the Board packet of May 28, 2009, prepared by the firm of Robinson, Farmer, Cox Associates on LMOA’s Financial Statements for the Year Ended December 31, 2008.”**

Motion carried 7-0-0

- 11.2 2010 Budget Guidelines and Calendar (Cole Hunter, Chair Finance Committee)**

Item deleted from May 2009 agenda and carried over to the June 2009 Board of Directors Meeting.

**11.3 Dues Billing (Pres. Cumming)**

**MOTION by Pres. Cumming seconded by Director Gott “that the Board of Directors allow property owners to either pay in a single payment in January for dues and the fee for trash/snow removal or pay in two equal payments, one in January and one in June. Both payments would be made without an additional administrative fee. Other more frequent payment plans would continue to bear an administrative fee.”**

**MOTION to amend by Pres. Cumming seconded by Director Gott “that the Board of Directors amend the motion by adding the phrase ‘that if the dues increase passes’ at the beginning of the motion and delete the word June and replace it with the word July.”**

Amendment passes 6:1:0 Treas. Meiss dissenting

Motion as amended failed 3-4-0 VP Seroskie, Treas. Meiss, Director Fickes and Director Harrison dissenting

**11.4 Committee Appointments**

**MOTION by VP Seroskie seconded by Director Fickes “that the Board of Directors appoint**

***Cheryl Kasper to the Safety and Security Committee for a term beginning immediately and ending December 31, 2011.”***

Motion carried 7-0-0

**12. MEMBER COMMENTS #2 (5 minutes per member)**

|               |        |                       |
|---------------|--------|-----------------------|
| Brit Johnson  | 159/3  | Pools Funds           |
| Denny Avers   | 63/1   | ERA                   |
| Cathy Neelley | 102/11 | ERA                   |
| Don Plautz    | 149/2  | Ballot issues         |
| Ida Swenson   | 121/12 | Support dues increase |
| Peggy Flick   | 489/12 | Swimming from boats   |
| Brian Flick   | 489/12 | Swimming from boats   |

**13. STATUS REPORTS**

**13.1 Strategic Plan Update (Director Harrison)**

No report

**14. REMARKS FROM THE BOARD**

Director Harrison reported on some improvements he had noted in the community including the painting of a portion of the exterior of the clubhouse and new planks on some of the docks. He reminded boaters that within 50 feet of the shore it is a no wake zone and asked them to caution children on safety near the water. He said that children should be reminded not to play around vacant homes and to obey traffic laws as they ride their bikes on the streets in the community. He urged all residents to clean the leaves from the culverts and gutters in front of their homes.

Secy. Platt commented on why residents should approve the proposed dues increase.

VP Seroskie commented on the recent water outage and to contact the utility directly when there is a problem. He noted that the contact numbers for each of the utilities serving Lake Monticello have been published in the Friday Flyer. He informed everyone of the upcoming Lake Monticello Beautification Garden Tour on June 6 and the golf and tennis youth programs.

Treas. Meiss stated his position on changes made in investment policy at the April BOD Meeting and reminded everyone of the procedure involved to change policy. He said that he will be absent from the June BOD Meeting and thanked VP Seroskie and Director Fickes for their service to LMOA.

Director Fickes noted that last year about half of the property owners voted in the election at the Annual Meeting and urged all residents to vote.

Director Gott urged residents to vote for the proposed dues increase and noted that all the badges and signs in support of the dues increase had been paid for by Grassroots Operation, GO, and he commended them for their work.

**15. BYLAW AND POLICY CHANGES – FIRST READING**

- 15.1 Amend PM 13.03 LMOA Environmental Controls: Construction and Property Maintenance Requirements to revise Dredging Policy (Rich Barringer, Chair Lake Preservation Committee)**
- 15.2 Amend PM 6.05 Boats, Marina and Boat Slips and create PM 21.06 LMOA Invasive Species Prevention Program to establish a policy for invasive species (Dick Wilson, Lake Preservation Committee)**

**16. ADJOURNMENT**

Pres. Cumming adjourned the meeting at 10:25 PM.

by: \_\_\_\_\_  
John Platt, Secretary