

**Important Information  
for Members of the  
Lake Monticello Owners' Association**

**NOTICE  
of the  
37th Annual Meeting  
of LMOA Members**

**Saturday, June 27, 2009**

***Dated Proxy Material Enclosed***

**LAKE MONTICELLO OWNERS' ASSOCIATION**  
41 Ashlawn Boulevard  
Lake Monticello, VA 22963  
(434) 589-8263; fax: (434) 589-5696; website: [www.lmoa.org](http://www.lmoa.org)

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*\* Throughout this document, candidates are listed in random order based on a blind drawing, as required by Bylaws § 4.10.*

# Lake Monticello Owners' Association

41 Ashlawn Boulevard, Lake Monticello, VA 22963 ~ (434) 589-8263 ~ Fax: (434) 589-5696 ~ website: www.lmoa.org

## Notice of the 37th Annual Meeting of LMOA Members

**TAKE NOTICE** that the 37th Annual Meeting of Members of the Lake Monticello Owners' Association will take place on Saturday, June 27, 2009, at 1:00 PM in the Terrace Room on the lower level of the Clubhouse at 41 Ashlawn Boulevard, Lake Monticello, Virginia 22963, which is located in Fluvanna County, for the following purposes:

- [i] To consider a Board Proposal to increase annual member dues;
- [ii] To consider a Member Proposal to amend LMOA Bylaws § 5.02 (a);
- [iii] To elect directors for terms as set forth in the accompanying Proxy Statement;
- [iv] To receive the Balance Sheet of the Corporation as of December 31, 2008;
- [v] To transact such other business as may properly come before the meeting or any adjournment or adjournments thereof.

The close of business on Friday, May 22, 2009, has been fixed as the record date for the purpose of determining those persons who are entitled to receive Notice of and to vote at the Annual Meeting of Members, in accordance with Bylaws § 4.10, Voting (h).

Members: Regardless of whether you expect to attend the meeting, please consider voting by Proxy to expedite the voting process.

**To vote by Proxy**, please follow the "Instructions for Voting by Proxy," located on page 23. Complete and return both the Proxy (page 22) and the Authorization form (see the enclosed blue envelope).

**Deadline for Returning Proxies is 5 PM on Friday, June 19, 2009.**

Dated this 22nd day of May 2009, by order of the LMOA Board of Directors



John Platt  
LMOA Secretary

# Lake Monticello Owners' Association

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## MESSAGE FROM THE PRESIDENT

Lake Monticello owners have an obligation, a right and an opportunity to participate in Lake Monticello's governance by voting either by proxy or in person at the Annual Meeting. The 37<sup>th</sup> Annual Meeting will be held June 27, 2009 at the Clubhouse.

LMOA is your association, governed by a board of directors elected by you. In monthly meetings open to the membership, the Board discusses and makes decisions on policy changes, administrative issues and financial matters of concern to the Lake. In the critical area of dues increases, the Board must seek member approval of any dues increase in excess of 3%.

This year the Board of Directors is asking members to approve a dues increase of \$130. This request is based on months of studying financial reports, listening to members' concerns and advice from the Finance Committee. Given the economic climate, the Board does not make this dues request lightly; however, we must make the request in order to maintain the community.

Over the last few years, LMOA's variable income from investments and fees has declined. At the same time, our expenses have risen much as that of individuals. The Board has cut expenses to the extent possible, while still maintaining the safety and security of the community. We are at a turning point. Will we approve sufficient dues to maintain our community or watch it decline?

If approved, a dues increase of \$130 will be spent as follows: \$88 for Operations to maintain the community, \$17 to the general reserve, and \$25 to the road reserve. It has been eleven years since there was a dues increase for Operations. In those eleven years, the number of residents living at the Lake has nearly doubled. Since dues are charged by lot and not by the number of residents, dues income has remained nearly static over the same period in which the number of residents nearly doubled. Looking at the dues increase on a daily basis, a \$130 increase amounts to an increase of 36 cents per day, a small sum to pay to maintain the community. If sufficient dues income is not provided to maintain this community, the net reduction in property values for all of us will be much greater than \$130.

A change in the Bylaws has been proposed by Wayne Schmidt to increase the number of directors from seven to nine. The Board opposes this proposed change, due to the frequent difficulty of finding enough candidates in previous years when the Board was comprised of nine members. If the change is passed and too few candidates come forward to run in future years, the Board will appoint the required number of candidates, and members will lose the opportunity to participate in the decision-making process.

If the member proposal passes, four of the five current candidates would be elected to the Board to fill the expired terms of two present directors, plus an additional two. If the member proposal fails, two candidates will be elected to fill the expired places on the Board. It is very important that you read the candidates' credentials, listen to their views, and vote for candidates you want to be on the Board of Directors.

So exercise your right to vote, fulfill your obligation to become informed about your choices, and vote for the continued health of Lake Monticello.



Leighton Cumming  
LMOA President

## AUDIT STATEMENT

Following are the condensed balance sheet and statement of revenue and expense extracted from the 2008 financial statements of the Lake Monticello Owners' Association. The source for this information was audited by Robinson, Farmer, Cox Associates. The auditor's report, a complete set of financial statements, footnotes and unaudited supplementary information are available for review upon request by the property owners at the Principal Office of the Lake Monticello Owners' Association, which is located at 41 Ashlawn Boulevard, Lake Monticello, VA 22963.

## TREASURER'S REPORT

### LMOA Comparative Summary Balance Sheet -- As of December 2008

<b>ASSETS</b>	<b>2007</b>	<b>2008</b>	<b>Change</b>
Cash, including interest bearing deposits	\$ 903,510	\$ 783,852	\$ (119,658 )
Investments for resale, at fair value	8,077,534	7,616,851	(460,683 )
Accounts Receivable			
net uncollectable allowance	181,740	222,841	41,101
Other Receivables	43,350	44,571	1,221
Accrued Interest Receivable	87,946	59,824	(28,122 )
Prepaid Expenses	79,848	92,665	12,817
Inventories	47,260	33,707	(13,553 )
Fixed Assets, less Depreciation	<u>4,369,788</u>	<u>5,560,640</u>	<u>1,190,852</u>
<b>TOTAL ASSETS</b>	<b>\$ 13,790,976</b>	<b>\$ 14,414,951</b>	<b>\$ 623,975</b>
<b>LIABILITIES</b>			
Accounts Payable/Accruals	\$ 351,375	\$ 314,801	\$ (36,574 )
Owner's Building Deposits	23,827	9,010	(14,817 )
Barcode Deposits	1,680	2,010	330
Deferred Revenue	486,930	900,096	413,166
Capital Lease Obligations	-	<u>356,743</u>	<u>356,743</u>
<b>TOTAL LIABILITIES</b>	<b>\$ 863,812</b>	<b>\$ 1,582,660</b>	<b>\$ 718,848</b>
<b>ASSOCIATION EQUITY</b>			
Amenity Fund	\$ 656,835	\$ 299,327	\$ (357,508 )
Restricted Equity - Sale of LMSC	6,630,063	6,630,063	-
Property and Equipment	4,369,788	5,203,897	834,109
Equity - New Home Fees	1,265	31,779	30,514
Equity - Roads	-	6,701	6,701
Equity - General Reserves	279,405	229,277	(50,128 )
Equity - Current Year Depreciation	-	-	-
Equity - Lake	91,577	188,238	96,661
Equity - Property Transfer Fee	310,314	197,839	(112,475 )
Equity - Undesignated Reserves	88,960	92,389	3,429
Unreserved/Undesignated Equity	301,854	47,653	(254,201 )
Profit/Loss> YTD	<u>197,103</u>	<u>(94,872 )</u>	<u>(291,975 )</u>
<b>TOTAL EQUITY</b>	<b>\$ 12,927,164</b>	<b>\$ 12,832,291</b>	<b>\$ (94,873 )</b>
 <b>TOTAL LIABILITIES/EQUITY</b>	 <b>\$ 13,790,976</b>	 <b>\$ 14,414,951</b>	 <b>\$ 623,975</b>

### Status of Collections -- December 31, 2008

	<u>BILLED</u>	<u>COLLECTED</u>	<u>%</u>	<u>RECEIVABLE</u>
2008 Dues	\$ 2,108,221	\$ 2,029,324	96.3%	\$ 78,897
2008 Improved Property Fee	620,948	615,191	99.1%	5,756
2008 Tenant Fees	83,602	78,474	93.9%	5,129
2008 PTF	125,750	124,950	99.4%	800
2008 Monthly Fees	43,354	37,860	87.3%	5,494
2008 Amenities/Other	<u>109,673</u>	<u>97,092</u>	88.5%	<u>12,581</u>
<b>Subtotal 2008</b>	<b>\$ 3,091,549</b>	<b>\$ 2,982,891</b>	<b>96.5%</b>	<b>\$ 108,658</b>
Finance Charges (all years)	160,257	54,029	33.7%	106,228
2008 Compliance	7,795	5,190	66.6%	2,605
Allowance for Uncollectables	(101,062 )	(13,575 )	-13.4%	(87,487 )
Prior Years Total	<u>154,513</u>	<u>61,676</u>	<b>39.9%</b>	<u>92,837</u>
Finance Charge/PY Subtotal	<b>\$ 221,504</b>	<b>\$ 107,320</b>	<b>48.5%</b>	<b>\$ 114,184</b>
<b>TOTAL</b>	<b>\$ 3,313,052</b>	<b>\$ 3,090,211</b>	<b>93.3%</b>	<b>\$ 222,841</b>

**TREASURER'S REPORT**  
**Income and Expense Budget Summary**  
As of December 2008

Year-to-Date - December	<u>2007</u>	<u>2008</u>	<u>YTD Budget</u>	<u>2008 Budget</u>
<b>OPERATING INCOME:</b>				
Dues and Fees	\$ 2,188,153	\$ 2,282,984	\$ 2,240,744	\$ 2,240,744
Administration	566,535	475,974	565,200	565,200
Maintenance	12,411	8,817	12,500	12,500
Golf Course	699,955	685,257	770,238	770,238
Food Service	118,647	86,065	140,875	140,875
Recreational Amenities	268,381	280,502	272,537	272,537
Security/ECC	<u>146,776</u>	<u>138,116</u>	<u>167,500</u>	<u>167,500</u>
<b>TOTAL INCOME</b>	<b>\$ 4,000,858</b>	<b>\$ 3,957,715</b>	<b>\$ 4,169,594</b>	<b>\$ 4,169,594</b>
<b>OPERATING EXPENSE:</b>				
Dues and Fees	\$ -	\$ -	\$ -	\$ -
Administration	1,005,452	1,019,383	1,045,119	1,045,119
Maintenance	533,659	554,103	567,910	567,910
Golf Course	794,422	841,354	840,201	840,201
Food Service	153,558	143,523	161,790	161,790
Recreational Amenities	224,009	245,389	236,701	236,701
Security/ECC	<u>783,779</u>	<u>800,317</u>	<u>830,471</u>	<u>830,471</u>
<b>TOTAL EXPENSES</b>	<b>\$ 3,494,879</b>	<b>\$ 3,604,069</b>	<b>\$ 3,682,192</b>	<b>\$ 3,682,192</b>
<b>NET OPERATING INCOME</b>				
Dues and Fees	\$ 2,188,153	\$ 2,282,984	\$ 2,240,744	\$ 2,240,744
Administration	(438,917 )	(543,409 )	(479,919 )	(479,919 )
Maintenance	(521,248 )	(545,286 )	(555,410 )	(555,410 )
Golf Course	(94,467 )	(156,097 )	(69,963 )	(69,963 )
Food Service	(34,911 )	(57,458 )	(20,915 )	(20,915 )
Recreational Amenities	44,372	35,113	35,836	35,836
Security/ECC	<u>(637,003 )</u>	<u>(662,201 )</u>	<u>(662,971 )</u>	<u>(662,971 )</u>
<b>NET OPERATING INCOME</b>	<b>\$ 505,979</b>	<b>\$ 353,646</b>	<b>\$ 487,402</b>	<b>\$ 487,402</b>
<b>PROGRAM INCOME:</b>				
Other Income (5-year Cable)	\$ -	\$ -	\$ -	\$ -
Lake	6,000	4,973	-	-
Roads	32,200	31,972	25,880	25,880
Property Transfer Fee	156,500	129,650	175,000	175,000
Improved Property Fee	615,022	620,948	615,000	615,000
Interest on Equity Accounts	<u>35,716</u>	<u>25,997</u>	<u>36,120</u>	<u>36,120</u>
<b>TOTAL PROGRAM INCOME</b>	<b>\$ 845,438</b>	<b>\$ 813,540</b>	<b>\$ 852,000</b>	<b>\$ 852,000</b>
<b>PROGRAM EXPENSE:</b>				
Lake	\$ 284,988	\$ 75,055	\$ 222,528	\$ 222,528
Roads	420,533	110,657	75,854	75,854
Improved Property Expense	580,597	691,508	624,729	624,729
Reserve Projects	40,999	47,305	75,000	75,000
Allowance for Uncollectables	15,561	(7,745 )	-	-
Loss/(Gain) on Disposal of Assets	<u>-</u>	<u>(2,512 )</u>	<u>-</u>	<u>-</u>
<b>TOTAL PROGRAM EXPENSE</b>	<b>\$ 1,342,678</b>	<b>\$ 914,268</b>	<b>\$ 998,111</b>	<b>\$ 998,111</b>
<b>NET PROGRAM INCOME</b>	<b>\$ (497,240 )</b>	<b>\$ (100,728 )</b>	<b>\$ (146,111 )</b>	<b>\$ (146,111 )</b>
<b>TOTAL NET INCOME</b>	<b>\$ 8,739</b>	<b>\$ 252,918</b>	<b>\$ 341,291</b>	<b>\$ 341,291</b>
<b>GAIN/&lt;LOSS&gt; ON INVESTMENTS:</b>				
<b>TOTAL INVESTMENT ACITIVITY</b>	<b>\$ 188,363</b>	<b>\$ (347,790 )</b>	<b>\$ -</b>	<b>\$ -</b>
<b>CHANGE IN EQUITY</b>	<b>\$ 197,102</b>	<b>\$ (94,872 )</b>	<b>\$ 341,291</b>	<b>\$ 341,291</b>

## INTRODUCTION

The 37th Annual Meeting of Members of the Lake Monticello Owners' Association will be held on Saturday, June 27, 2009, for the purposes set forth in this Notice of Annual Meeting. The Board of Directors provides the accompanying Proxy and Proxy Authorization in connection with the Annual Meeting or any adjournments thereof.

In addition to the properly completed Proxy, the Proxy Authorization must be signed, dated and returned to the Lake Monticello Owners' Association. The Proxy will be voted in accordance with the member's votes. In the absence of a vote on any proposal, the Proxy shall be treated as authorizing an abstention on that proposal only.

There shall be no more than one vote per lot or Marina Point unit, regardless of the number of owners.

***Important advisory:*** *Members must be in good standing for their votes to count toward the outcome of proposals. Any member who has an outstanding balance with LMOA is advised to contact the Business Office to resolve the balance before voting.*

## VOTING PROCEDURES

- **Voting by Proxy:** Members are encouraged to vote by Proxy in advance of the meeting to expedite the election process. Members voting by Proxy will follow the double envelope system. The blank Proxy is located on page 22. Please read carefully and follow the "Instructions for Voting by Proxy," which are located on page 23. The Proxy Authorization also must be completed and returned as directed. ***The deadline to vote by Proxy is 5 PM on Friday, June 19, 2009.*** Proxies received by LMOA after the deadline will not be counted.
- **Revoking Proxies:** Members who have voted by Proxy before the deadline of 5 PM on June 19, 2009, may revoke their Proxies by signed request prior to the deadline. Members who have voted by Proxy but have not revoked their Proxies prior to the deadline will not be entitled to vote by Ballot at the Annual Meeting.
- **Voting by Ballot on the day of the Annual Meeting:** For members who did not vote by Proxy or voted by Proxy but revoked the Proxy before the deadline, Ballots will be available from the Election Committee from 10 AM until 1 PM on Saturday, June 27, 2009. Ballots and authorization forms must be completed and returned to the Election Committee prior to the Close of Voting, which will occur shortly after the Annual Meeting is called to order at 1 PM.
- **Write-in votes for candidates will not be permitted:** Bylaws § 4.10, Voting (k) states: "Only those individuals duly nominated under § 4.09 shall be candidates for election to the Board of Directors. No write-in candidate shall be considered and any ballot containing a write-in candidate shall be deemed void and invalid in that regard."

## CLOSE OF BOOKS

The close of business on Friday, May 22, 2009, has been fixed as the record date for the purpose of determining those persons who are entitled to receive Notice of and to vote at the Annual Meeting of Members, in accordance with Bylaws § 4.10, Voting (h).

## OTHER BUSINESS BEFORE THE MEETING

The Board of Directors knows of no other business to be presented at the 37th Annual Meeting of Members. If, however, other matter(s) do come before the Annual Meeting, no action requiring a vote of the membership shall be taken.

## COMPENSATION OF LMOA DIRECTORS

LMOA Directors receive no payment of salaries or other compensation for their services.

## 38th ANNUAL MEETING OF MEMBERS

In accordance with LMOA Bylaws Section 4.01, Annual Meeting Date, the Annual Meeting of Members for the year 2010 shall be scheduled on the last Saturday in June, unless the Board of Directors, for a good cause so stated, changes the date of the meeting. Unless the Board has good reason to make a change, the 38th Annual Meeting of LMOA Members will be held on Saturday, June 26, 2010. Further notice concerning this meeting will be published in timely issues of the *Lake Monticello News* and the *Friday Flyer*.

## PROPOSAL #1

### BOARD PROPOSAL TO INCREASE ANNUAL MEMBER DUES

#### The Board of Directors proposes that:

The LMOA annual member dues shall increase by \$130 per lot and Marina Point unit, effective with billing for year 2010.

*Assuming the presence of a quorum (20% of votes entitled to be cast), the affirmative vote of a majority in voting power of the members present or represented by Proxy at a duly called meeting is required for the approval of this proposal.*

### STATEMENT OF THE BOARD OF DIRECTORS IN SUPPORT OF PROPOSAL #1:

#### Board Proposal to Increase Annual Member Dues

In 2008, revenue from property transfer fees, investment income, and amenity income declined significantly. Consequently, the LMOA Board of Directors approved a 2009 budget that reduced expenses, left vacant positions unfilled to reduce staffing costs, and deferred any discretionary spending. Further actions to reduce expenditures and losses may become necessary during 2009.

The population of our community has increased significantly over the last decade, but dues revenue has not changed to reflect that growth. Because of requirements of the primary documents that established Lake Monticello, dues must be charged the same on every lot, with or without a house. With the increase in population, the buildings, amenities, roads and other facilities have experienced far greater wear and tear than dues income will cover, and member services can no longer meet needs or expectations.

The Board is committed to keeping member dues at a responsible level, but without adequate revenue the Board cannot meet its obligations. As a community, we are falling further and further behind in the maintenance and repair of our common areas and facilities. We are currently not meeting our fiscal obligation to set aside adequate reserves for our amenities, facilities and roads. There is simply no longer enough income from dues to sustain, much less improve, our community.

The Emergency Reserve Account (ERA), the \$6.6 million received from the sale of the water service company, provides investment income. In the past, this income was spent to supplement operational costs and some required equipment purchases. Investment incomes are now significantly lower and remain

*Continued on the following page*

## STATEMENT OF THE BOARD OF DIRECTORS IN SUPPORT OF PROPOSAL #1

### Board Proposal to Increase Annual Member Dues

*Continued from previous page*

unpredictable for the immediate future. We can no longer rely on *variable* investment income to help pay for our *constantly escalating* operational costs. Operational costs must be funded from dues income.

The ERA principal is a resource that could pay for major unforeseen emergency expenses, although any use of the ERA principal requires approval by a member vote. Without this emergency fund, large special assessments for emergencies would be necessary, causing a substantial hardship for many of our members. In future years the ERA might be used to secure external loans, or to provide a source for self-financing loans that could be paid back with additional dues increases.

The current dues of \$468 per year are insufficient to pay our operating costs and build adequate reserves. The \$468 is currently distributed as follows: \$393 goes to operations, \$49 to lake health, and \$26 to maintaining and building road reserves. To adequately fund operations, major repairs and replacements, and to begin building reserves, we need an additional \$130 per year, starting in the year 2010. This increase would not provide for new or improved amenities.

The \$130 increase would be allocated in 2010 as follows: \$88 for operations, \$17 for the general reserve covering amenities, and \$25 for the road reserve. Note that \$60 of the \$88 would go to operations to replace investment income. The increase will eliminate dependence on variable investment income that could easily leave LMOA with insufficient funds to cover needs.

There likely will be further requests in future years for additional dues increases to cover increased costs and needed amenity and common area improvements. But for now, LMOA looks to members to provide the funds needed to make sure our community can continue to operate in a manner that they may reasonably expect in the near future.

**The Board of Directors recommends that members vote FOR Proposal #1.**

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## PROPOSAL #2

### MEMBER PROPOSAL TO REVISE BYLAW 5.02 (a), CHANGING THE SIZE OF THE LMOA BOARD OF DIRECTORS

Approval of this proposal shall change the number of seats on the LMOA Board of Directors from seven (7) to nine (9).

**IF APPROVED, this change will be effective with the 37<sup>th</sup> Annual Meeting of Members on Saturday, June 27<sup>th</sup>, 2009. As a result, four directors will be elected in 2009, and three directors will be elected in each of the following years.**

[NOTE: Additions to existing language are shown in **bold** and deletions in ~~striketthrough mode~~]

Section § 5 .02 number, term of office and qualifications.

- (a) Until changed by an amendment to these Bylaws, the number of directors shall be ~~seven~~ **nine**. Each director shall hold office for three years following his or her election, or until his or her death, resignation or removal, unless he or she is elected to fill an unexpired term of a director, who has died, resigned or was removed.

No decrease in the number of directors by amendment to these Bylaws shall have the effect of shortening the term of any incumbent directors.

No person is eligible to be elected by the members to serve more than six consecutive member-elected years on the board. If a person is elected a director by the Board of Directors to serve the remainder of a term due to a vacancy, such time served as a board-elected director shall not be counted in determining the number of consecutive years a person can be elected by the members to the Board of Directors.

**If this amendment passes, the number of directors shall not be modified except by the members at an Annual Meeting of the Members, at which a quorum is present, upon the affirmative vote of a majority in voting power present or represented by Proxy.**

*Assuming the presence of a quorum (20% of votes entitled to be cast), the affirmative vote of a majority in voting power of the members present or represented by Proxy at a duly called meeting is required for the approval of this proposal.*

*[For further information on how the passage of this proposal will affect the election for this year, see Election of Directors on page 14.]*

## SPONSOR'S STATEMENT IN SUPPORT OF PROPOSAL #2:

### Member Proposal to Amend Bylaw §5.02 (a) Increase the Size of the Board

This Proposal increases directors from 7 to 9. It is obvious from this past five years that nine directors provided more expertise, diversity, time, and representation than 7 directors can provide. To properly manage the corporation/Association is a huge task and a management team of nine directors provides increased opportunity for successfully meeting the challenges.

This increase to nine directors provides permission for the increase of 4 officers for the Steering Committee that includes the Treasurer who is now excluded. With the current Financial Crisis, sound management requires the Steering Committee meetings have the Treasurer present to brief the officers of the financial condition of the corporation. With nine directors, the Steering Committee could include the President, Vice President, Secretary and Treasurer.

From 1974-2005, a period of 31 years, Lake Monticello had nine directors on the BOD. At the Annual Meeting June 25, 2005 with a vote of "646 for" — "587 against" showing a difference of 59 votes, the Board sponsored proposal decreased the number of directors from 9 to 7. Although well intended, the results have proven a legitimate need for 9 directors.

There is sufficient interest, expertise, and concern among Lake Monticello property owners that nine directorships can be filled with competent, dedicated people.

*Sponsor:*  
*Wayne Schmidt*  
*Lot 370, Section 3*

## BOARD OF DIRECTORS' STATEMENT REGARDING PROPOSAL #2:

### Member Proposal to Amend Bylaw §5.02 (a) to Increase the Size of the Board

In 2005, the Board of Directors proposed, and Members approved, a decrease in the number of directors from nine to seven. The Board at that time argued that:

1. Smaller boards operate more effectively and efficiently.
2. Fluvanna and Albemarle Counties have six person boards and Richmond has nine. The complexity of governing Lake Monticello does not compare with that of Richmond, Albemarle or Fluvanna. Lake Monticello is not a taxing authority, nor does it oversee government offices or schools.
3. In three of the prior five annual meetings, there were not sufficient candidates to fill available board positions.

This year's abundance of candidates is in contrast to previous years, when it was difficult to find enough members to run for the number of available director seats. The Board believes that to increase the number of directors to nine will require continued use of Board appointments to fill terms. The Board also believes that the change will result in a lack of competitive elections, since there is an increased likelihood of fewer candidates than vacant positions. Such a situation has not occurred since the number of directors was reduced to seven.

For the reasons above, the Board recommends that members vote against this Member Proposal.

Please note: Members voting for this member proposal are voting to change the number of directors from seven to nine and to change the Bylaws to require a member vote for any subsequent change in the number of directors.

The sponsor's statement in support of the Member Proposal includes the incorrect statement that with nine directors, the Steering Committee could include the President, Vice President, Secretary and Treasurer. LMOA Bylaws § 5.16, Steering Committee, states "The Board of Directors may . . . designate no more than three of their officers, including in each case the President, as a Steering Committee." The Member Proposal does not include a proper proposal to amend that section of the Bylaws. The Member Proposal does not relate to the Steering Committee. Therefore, the members of the Steering Committee will remain unchanged if this proposal passes, unless there is action by a future Board to change the makeup of the Steering Committee.

The Board has functioned well with seven directors since 2005. There is no compelling reason to change.

**The Board of Directors recommends that members vote AGAINST Proposal #2**

## ELECTION OF DIRECTORS

Two vacancies will occur on the Board of Directors at the 37th Annual Meeting of Members on June 27, 2009, when the terms of Ed Seroskie and Don Fickes will end. Directors Seroskie and Fickes were elected to three-year terms at the 34th Annual Meeting of Members on June 24, 2006. Directors Seroskie and Fickes have served the community and the Association with honor and loyalty, and LMOA is sincerely grateful to each of them for their dedicated service.

In Proposal #3, Election of Directors, members will fill the vacancies by voting for not more than two persons from the field of five candidates, all of whom were certified by the Board of Directors on April 7, 2009, as having met Bylaw requirements for candidates. The two candidates receiving the most votes will be elected to three-year terms, which will end in June 2012.

In accordance with Bylaws § 4.10, Voting, the names of the candidates are listed throughout this document in random order, as determined by a blind drawing.

**Please note:** Should Proposal #2 (a Member Proposal to increase the number of directors from seven to nine) be approved by the members, it will affect the outcome of the election of directors as follows: The candidate receiving the third highest number of votes will be elected to the Board for a three-year term, ending June 2012; and the candidate receiving the fourth highest number of votes will be elected for a one-year term, ending June 2010. The election of the two additional Directors will balance term expirations so that three directors will be elected annually hereafter.

### PROPOSAL #3

#### ELECTION OF DIRECTORS to fill two vacancies on the Board of Directors

The candidates for the Board of Directors (*listed in random order in accordance with the Bylaws*) are:

Don Fickes  
Adrian Miller  
Jeff Braun  
Benita Ellen  
Wayne Murphy

*Members should vote for not more than two candidates. Voting for more than two candidates will invalidate all votes for candidates, and none will be counted.*

*Assuming the presence of a quorum (20% of votes entitled to be cast), the two candidates receiving the highest number of votes will be elected to three-year terms, ending June 2012.*

*Should Proposal #2 be approved by the members, the candidate receiving the third highest number of votes will be elected to a three-year term on the Board (ending June 2012); the candidate receiving the fourth highest number of votes will be elected to a 1-year term on the Board (ending June 2010).*

*For more information about the candidates, see their biographical statements on pages 15 -- 19.*

## 2009 BOARD OF DIRECTORS CANDIDATE BIOGRAPHICAL STATEMENT

### DON FICKES

51 Out of Bounds Road  
Lot #75, Section 4  
Phone: (434) 589-2186  
Email: fickesdb@earthlink.net  
Owner since 1983; Resident since 1984



### WORK BACKGROUND AND EXPERIENCE:

General Electric Co. Electrical Engineer for 42 years. Held positions in hardware and software design of Industrial Automation control systems, engineering Quality Control, Marketing, and Program and Project Management. Taught training sessions for Domestic, European and South American Service Engineers and for Customers. Provided technical support at domestic and European trade shows. Received two U.S. patents. Presently retired.

### PRESENT AND PAST LMOA PARTICIPATION:

Lake Preservation Committee member for 6 years from 2000 through 2005, secretary for 4 years  
LMOA Board of Directors –Served a 3 year term from July 2006 to June 2009  
Participated in creating the Wildlife Management Committee and served as its Board of Directors Liaison for 3 years.  
Instituted additional boat docking facilities at the Beach 4 area.  
Participated in evaluation of needs and costs involved for a variety of proposed Marina improvements.  
Three years of experience in participating in the LMOA annual budget process

### OTHER COMMUNITY ACTIVITIES:

St. Luke's Episcopal Church Simeon – Served as a Vestry Member and served as a Sr. Warden for three years.  
Loaves & Fishes (Charlottesville "soup kitchen") – Volunteer worker  
Member of the local Friendship Force  
Hinton Ave. United Methodist Church English Handbell Choir member  
Former Trout Unlimited Virginia State Citizen Water Quality Surveillance Chairman

### WHAT IS YOUR UNDERSTANDING OF THE ROLE AND DUTIES OF THE LMOA BOARD OF DIRECTORS?

The Board of Directors responsibilities are to adopt policies, rules and regulations for operation, administration and government of the Lake Monticello Community. The Board authorizes funds and provides policies to enable the Lake Monticello Staff to function effectively in the operation of and improvements to our community. My opinion is that the board's responsibility is to respond to the needs of the LMOA property owners.

### WHY DO YOU WANT TO SERVE ON THE LMOA BOARD OF DIRECTORS?

I want to serve the LMOA community, family, friends and neighbors to maintain and contribute to improving property values and the quality of life at Lake Monticello. I would listen to needs and desires and respond in a responsible manner as a member of the Board of Directors team. I realize that board members must put aside personal issues to work for LMOA community needs and to support Board of Director group decisions.

### WHAT WOULD YOU LIKE TO ACCOMPLISH FOR THE ASSOCIATION WHILE SERVING ON THE BOARD?

Insure the proper maintenance of existing amenities such as the lake, the dam, the golf course, roads, clubhouse and restaurants, swimming pool, tennis courts, and playgrounds. Move forward on amenity improvements that will enhance all owner property values such as Marina improvements, boat storage and additional boat docking facilities. Continue to explore potential solutions to wildlife management challenges. I support using membership questionnaires as a tool to help resolve difficult issues.

IF ELECTED TO THE BOARD, ARE YOU WILLING TO KEEP THE CONFIDENCE OF THE BOARD RELATING TO ISSUES OF CONFIDENTIALITY IF AND WHEN NECESSARY TO PROTECT THE BEST INTEREST OF THE ASSOCIATION? Yes

DO YOU HAVE A CONFLICT OF INTEREST THAT MAY BE RELATIVE TO THE ASSOCIATION? No

SERVICE AS A DIRECTOR REQUIRES A SIGNIFICANT TIME COMMITMENT. ARE YOU WILLING AND ABLE TO MAKE THIS COMMITMENT? Yes

## 2009 BOARD OF DIRECTORS CANDIDATE BIOGRAPHICAL STATEMENT

### ADRIAN EUGENE MILLER

19 Deer Path Road  
Lot # 156, Section 5  
Phone: (434) 591-0007  
Email: aemiller2101@comcast.net  
Owner since 1977; Resident since 2002



### WORK BACKGROUND AND EXPERIENCE:

Employed by Dominion Power in 1957 for four years. In 1961 changed careers and was employed by Peoples Life Insurance Co. as an agent. Promoted to Staff Manager four years later; promoted to District Manager 14 years thereafter; retired in 1998 with Monumental Life Insurance Company.

### PRESENT AND PAST LMOA PARTICIPATION:

Actively contributed to Wildlife Management Committee over the past year.

### OTHER COMMUNITY ACTIVITIES:

Active in critical local issues, often addressing the Fluvanna Board of Supervisors and LMOA Board of Directors  
Member of the Fluvanna Taxpayers Association Steering Committee

### WHAT IS YOUR UNDERSTANDING OF THE ROLE AND DUTIES OF THE LMOA BOARD OF DIRECTORS?

To preserve and protect our amenities and community and to act in the best interest of our residents and non-resident property owners

### WHY DO YOU WANT TO SERVE ON THE LMOA BOARD OF DIRECTORS?

To serve this community to the best of my ability, to maintain and hopefully improve our quality of life, and to exercise fiscal responsibility on behalf of our owners

### WHAT WOULD YOU LIKE TO ACCOMPLISH FOR THE COMMUNITY WHILE SERVING ON THE BOARD?

I would like to achieve a 0-base budget if possible. I have no other definitive answers during this financial crisis we all face. I promised my petition signers that I would protect their interests with a commonsense approach and unbiased judgment on issues that come before the Board.

IF ELECTED TO THE BOARD, ARE YOU WILLING TO KEEP THE CONFIDENCE OF THE BOARD RELATING TO ISSUES OF CONFIDENTIALITY IF AND WHEN NECESSARY TO PROTECT THE BEST INTERESTS OF THE ASSOCIATION? Yes

DO YOU HAVE A CONFLICT OF INTEREST THAT MAY BE RELATIVE TO THE ASSOCIATION? No

SERVICE AS A DIRECTOR REQUIRES A SIGNIFICANT TIME COMMITMENT. ARE YOU WILLING AND ABLE TO MAKE THIS COMMITMENT? Yes

## 2009 BOARD OF DIRECTORS CANDIDATE BIOGRAPHICAL STATEMENT

### JEFF BRAUN

17 Chatham Lane  
Lot # 343, Section 1  
Phone: (434) 589-1652  
Email: confesstheword@hotmail.com  
Owner since 2000; Resident since 2000



### WORK BACKGROUND AND EXPERIENCE:

Fifteen years Security experience, ending in 1998 at the Unisys Corporation  
Presently an Engineering Technician since 1999 with Gooch Engineering & Testing, Inc.

### PRESENT AND PAST LMOA PARTICIPATION:

4th of July is my favorite time to spend with family and friends. A day of boating fun, ending up floating with the community and watching the fireworks.

### OTHER COMMUNITY ACTIVITIES:

Faithfully serve as a deacon and sound board operator at Open Door Church.  
Sponsored "Walk for Life" since 1998.  
Completed the 2004 Fluvanna County Leadership program.  
Volunteered for Fluvanna Planning and Economic Development Commissions.  
Volunteer for Amateur Radio Emergency Service since 2001

### WHAT IS YOUR UNDERSTANDING OF THE ROLE AND DUTIES OF THE LMOA BOARD OF DIRECTORS?

To jointly oversee the activities of the Association

### WHY DO YOU WANT TO SERVE ON THE LMOA BOARD OF DIRECTORS?

I love living here at the Lake and I want to serve.

### WHAT WOULD YOU LIKE TO ACCOMPLISH FOR THE COMMUNITY WHILE SERVING ON THE BOARD?

To conduct honest and truthful judgment as I attend to the affairs of the community

IF ELECTED TO THE BOARD, ARE YOU WILLING TO KEEP THE CONFIDENCE OF THE BOARD RELATING TO ISSUES OF CONFIDENTIALITY IF AND WHEN NECESSARY TO PROTECT THE BEST INTERESTS OF THE ASSOCIATION? Yes

DO YOU HAVE A CONFLICT OF INTEREST THAT MAY BE RELATIVE TO THE ASSOCIATION? No

SERVICE AS A DIRECTOR REQUIRES A SIGNIFICANT TIME COMMITMENT. ARE YOU WILLING AND ABLE TO MAKE THIS COMMITMENT? Yes

## 2009 BOARD OF DIRECTORS CANDIDATE BIOGRAPHICAL STATEMENT

### BENITA W. ELLEN

459 Jefferson Drive  
Lot #283, Section 5  
Phone: (434) 589-9673  
Email: bellen@hunton.com  
Owner since July 2004; Resident since July 2004



**WORK BACKGROUND AND EXPERIENCE:** I am a native of Chesapeake, Virginia. I graduated *magna cum laude* from Old Dominion University in 1993 and from law school at the College of William & Mary in 1997. I worked my way through school as a bookkeeper at my family's construction business. In that capacity, I managed the accounts payable, accounts receivable, payroll, taxes, and insurance aspects of the corporation. For the past twelve years, I have worked as an attorney at a Richmond-based firm where my practice focuses on commercial and product liability litigation. Many of the skills and attributes required in my profession, including researching, analyzing, logical reasoning, respect for the law, diplomacy, negotiating, effective writing and oral communication, would guide me in my capacity as a Director.

I am also an alumnus of the Leadership Hampton Roads (LHR) class of 2003. The mission of LHR is to build and strengthen regional leadership by instruction, training and honest examination of the social, economic, political and educational needs within the community. This experience will likewise support me in performing my duties if elected as a Director.

**PRESENT AND PAST LMOA PARTICIPATION:** As a property owner, I have attended and spoken before the LMOA Board. It is through my attendance at these meetings that my interest in board service developed.

**OTHER COMMUNITY ACTIVITIES:** I am a member of Parents At Lake Monticello, a group which I appreciate for the strength and family centered focus it brings to our community. I, along with my family, attend a local church where I serve on the worship ministry team. I am the classroom parent (aka homeroom mother) for my daughter's second grade class. Of course, our family also enjoys the many amenities that LM offers, including the lake, beaches, golf course, pool, tennis courts and playgrounds.

**WHAT IS YOUR UNDERSTANDING OF THE ROLE AND DUTIES OF THE LMOA BOARD OF DIRECTORS?** Directors of LMOA answer and are accountable to the property owners. LMOA is not just an owners' association; it is a corporation with a \$5M annual budget. LMOA employs 41 full-time staff and maintains its own police force. Among other things, it is responsible for the maintenance of LM roads and buildings, for the upkeep of common areas and for the management of numerous amenities. A Director is elected to represent the property owners in the managerial oversight of the corporation. In this regard, a Director owes fiduciary duties to the association, including a duty of care, a duty of loyalty and a duty to act within the scope of authority. Simply put, Directors have an obligation to the property owners to act for LMOA's benefit only and with an eye to its best interests regardless of personal interest.

**WHY DO YOU WANT TO SERVE ON THE LMOA BOARD OF DIRECTORS?** LM is a wonderful place to live and raise a family. My husband and I moved here with our two now school-age children because of all that LM has to offer. I would like to give back to this community and believe that representing the property owners in service on the Board is something I have the skill set and temperament to do. Like many previous Directors, I am certain that I can find a balance between home and work while still serving my community. I also believe that representation on the Board that reflects the make-up of our community benefits the entire association. The demographics of Lake Monticello have changed dramatically from its beginnings as primarily a resort community of weekend-residents to the diverse, year-round community it is today. We are at various stages of our lives, come from different backgrounds with distinct interests and possess wide-ranging expectations about what we want from our association. I believe that it is vitally important to this community that those divergent priorities be heard.

**WHAT WOULD YOU LIKE TO ACCOMPLISH FOR THE COMMUNITY WHILE SERVING ON THE BOARD?** The President Emeritus of Notre Dame Theodore Hesburgh is attributed with the quote, "[t]he very essence of leadership is that you have to have vision. You can't blow an uncertain trumpet." My vision for LM is first and foremost an open and collaborative one in which all points of view are appreciated. I can't promise that I will always agree with you, but I can promise that I will listen to your point of view in an attentive and respectful manner. I would also like to see improved communication between the Board and the property owners, including an open and transparent management of the association. Second, we must more effectively utilize one of our most valuable resources - our people. The Board simply cannot do this alone. We need to rebuild a strong committee structure. Finally, we as a nation, as a community, and as individuals are all facing uncertain economic times. Now is the time for responsible spending within a documented plan to maintain our amenities, property values and quality of life. This means leading LMOA as we make difficult choices in prioritizing expenditures for the betterment of the community as whole.

**IF ELECTED TO THE BOARD, ARE YOU WILLING TO KEEP THE CONFIDENCE OF THE BOARD RELATING TO ISSUES OF CONFIDENTIALITY IF AND WHEN NECESSARY TO PROTECT THE BEST INTERESTS OF THE ASSOCIATION?** Yes

Understanding that effective communication with the membership is not only a Director's duty but also one of LMOA's strategic goals, I will be guided by the Virginia Property Owners' Association Act. I will fully support transparency in the association.

**DO YOU HAVE A CONFLICT OF INTEREST THAT MAY BE RELATIVE TO THE ASSOCIATION?** No

**SERVICE AS A DIRECTOR REQUIRES A SIGNIFICANT TIME COMMITMENT. ARE YOU WILLING AND ABLE TO MAKE THIS COMMITMENT?** Yes

## 2009 BOARD OF DIRECTORS CANDIDATE BIOGRAPHICAL STATEMENT

### WAYNE MURPHY

296 Jefferson Drive  
Lot #15, Section 8  
Phone: (434) 589-5969  
Owner since February 2008; Resident since June 2008  
Email: ewrjmurphy@comcast.net



### WORK BACKGROUND AND EXPERIENCE:

Graduate of West Virginia University 1963. BS degree in Food Science  
6 years with USDA  
37 years with Tyson Foods:  
Quality Assurance, 10 years: Managed quality assurance programs in 5 production facilities  
Production manager, 2 years: Managed production facility with 1000 employees  
Sales Consultant, 15 years: Worked with retail and food service organizations to educate on proper buying, handling and distribution of company products  
President, Sales and Service Center, Western USA, 10 years: Managed sales office with 25 people responsible for 1.5 billion dollars in sales.

### PRESENT AND PAST LMOA PARTICIPATION:

I have only been here since June of 2008, so I have not served on any LMOA committees.

### OTHER COMMUNITY ACTIVITIES:

I have worked with the Beautification Corp since July of 2008.  
Volunteer for Virginia Film Festival  
Attend Lake Christian Church

### WHAT IS YOUR UNDERSTANDING OF THE ROLE AND DUTIES OF THE LMOA BOARD OF DIRECTORS?

The role of the board as I see it is to establish rules and regulations for the purpose of directing the efficient and responsible administration of all programs, policies and services required for the operation of our community as set forth in the by-laws of the LMOA.

### WHY DO YOU WANT TO SERVE ON THE LMOA BOARD OF DIRECTORS?

My wife and I searched 2 1/2 years for the place we wanted to retire. We looked at many places in Texas, Florida and the Carolinas. While we found many places that offered a lot of the same amenities Lake Monticello has, we could not find the place that felt right for us until we came here. We looked at retirement communities but quickly decided we did not want that. Here we found a good mix of retired and young actively working families necessary to keep a community vibrant and dynamic.

It wasn't just the amenities but more the attitude of the people we met and talked with at the stores, restaurants, golf course and other places we could find someone to talk to. There seemed to be a real feeling of pride and ownership of the community.

We expect to live here for many years and I would like to help keep the spirit of Lake Monticello one of pride, cooperation and concern for all residents.

### WHAT WOULD YOU LIKE TO ACCOMPLISH FOR THE COMMUNITY WHILE SERVING ON THE BOARD?

I would like to help put the community on sound financial footing that would assure the proper maintenance and upgrading of all infrastructure and amenities and provide for the efficient and fiscally responsible operation of our community now and in the future. I would also like to see greater participation of a broader cross-section of residents involved in the committees set up to guide the board in its decision making process.

IF ELECTED TO THE BOARD, ARE YOU WILLING TO KEEP THE CONFIDENCE OF THE BOARD RELATING TO ISSUES OF CONFIDENTIALITY IF AND WHEN NECESSARY TO PROTECT THE BEST INTERESTS OF THE ASSOCIATION? Yes

DO YOU HAVE A CONFLICT OF INTEREST THAT MAY BE RELATIVE TO THE ASSOCIATION? No

SERVICE AS A DIRECTOR REQUIRES A SIGNIFICANT TIME COMMITMENT. ARE YOU WILLING AND ABLE TO MAKE THIS COMMITMENT? Yes

**AGENDA**  
**37th ANNUAL MEETING OF LMOA MEMBERS**  
**1:00 PM, June 27, 2009**  
**Lake Monticello Clubhouse, Terrace Room**

Casting of Ballots\* -- Last Call for Votes

1. Call to Order
2. Determination of Quorum
3. Close of Voting
4. Introduction of Proposals
  - Proposal #1: Board Proposal to Increase Annual Member Dues by \$130
  - Proposal #2: Member Proposal to Amend Bylaws § 5.02 (a) to increase number of Directors from seven to nine
  - Proposal #3: Election of Directors
5. Introduction of Board of Directors
6. Approval of Minutes of the 36th Annual Meeting of Members, June 28, 2008
7. President's Report
8. Treasurer's Report
9. General Manager's Report
10. Recognition of Outgoing Directors
11. Recognition of Former Committee Members
12. Member Comments
13. Announcement of Voting Results
14. Declaration of Outcome of Voting and Introduction of Newly-Elected Directors
15. Adjournment

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*\* **Voting by Ballot at the Annual Meeting:** Ballot voting is available on the day of the Annual Meeting for members who are eligible to vote by Ballot, from 10 AM until the Last Call for Votes, which will be announced shortly before the Call to Order at 1 PM. All Ballots must be cast before the Close of Voting, which follows shortly after the Call to Order.*

***Who is eligible to vote by Ballot at the Annual Meeting?***

- 1) *Members in good standing who did not vote by Proxy by the deadline of 5 PM, June 19, 2009*
- 2) *Members in good standing who voted by Proxy but revoked their Proxies by the deadline*

***Who is NOT eligible to vote by Ballot at the Annual Meeting?***

- 1) *Members who voted by Proxy before the deadline but did not revoke their Proxies*
- 2) *Members who are not in good standing*

# MINUTES OF THE 36<sup>TH</sup> ANNUAL MEETING OF LMOA MEMBERS

Saturday, June 28, 2008, 1 PM in the Terrace Room of the Clubhouse

**Directors Present:** President Al Colville, Vice President Ed Seroskie, Treasurer Scott Meiss, Secretary John Platt, Directors Leighton Cumming and Don Fickes

**Director Absent:** Director Chuck Johnson

**Call to Order and Determination of a Quorum:** President Colville called the meeting to order at 1 PM. Election Committee Chair Claire van Nierop declared that, based on the number of Proxies received and validated by the Election Committee, the required quorum of at least 920 has been met and exceeded.

**Introduction of Proposals:** President Colville stated the purpose of the meeting was to vote on three proposals: #1: Board Proposal to Increase Dues and to Amend Bylaw Section 8.01, Dues; #2: Board Proposal to Amend Bylaw, Section 8.03, Property Transfer Fee; #3: elect three members to the Board of Directors from a field of four candidates, as follows: Scott Meiss, Ray Gott, Michael Harrison and Burt Marks.

**Close of Voting:** After collection of all outstanding ballots, President Colville announced that voting is closed and the Election Committee will tabulate the results.

**Introduction of Directors:** President Colville introduced the current members of the Board of Directors and the General Manager.

**Presentation of Minutes of the 35<sup>th</sup> Annual Meeting of Members:** Secretary Platt stated that the minutes accepted by the Board of Directors on July 26, 2007 were included with the Notice of Annual Meeting sent to members.

Secretary Platt, made a motion, seconded by Vice President Seroskie, 'that the reading of the minutes of the 35th Annual Meeting of Members be waived and that the minutes be approved as presented in the Notice of the 36th Annual Meeting of Members.' The motion was approved unanimously.

**President's Report:** President Colville commented on the different elements that make up the Lake Monticello Owners' Association including lot owners, residents, staff, volunteers, and the Board of Directors and acknowledged what LMOA has accomplished over the past year.

**Treasurer's Report:** Treasurer Meiss reported on the Association's financial condition and presented an overview of its income sources and financial process.

**Management Report:** John Korhonen, General Manager, recognized the members of his staff for their excellent work, presented an overview of the role of operating and advisory committees, and stated the organization is in good stead.

**Recognition of Retiring Directors:** President Colville thanked Treasurer Meiss and Director Chuck Johnson for their service to the community. President Colville presented Treasurer Meiss with a commemorative plaque. A commemorative plaque will be sent to Director Johnson, who was not present. Vice President Seroskie honored President Colville with a commemorative plaque and a collection of gag gifts.

**Recognition of Former Committee Members:** President Colville recognized and thanked 44 committee members whose terms ended during the 2007-2008 Board year. Former Committee members can pick up a Lake Monticello coffee mug at the Business Office.

**Member Comments:** The following members presented comments: Leroy McCampbell, 70/4, thanked retiring President Al Colville for his service; Nan Mack, 366/8, spoke on culling of the deer; Ted Parsons, 17/7, spoke on Proposal #2.

**Declaration of Voting Results:** Election Committee Chair Claire van Nierop handed to the President the written report of Tabulated Voting Results and the Statement of Quorum, which stated that 1745 proxy votes were submitted, of which 20 were found to be invalid, and that 79 ballot votes were cast in person, of which none were invalid, for a total of 1804 valid votes cast. President Colville read the following voting results: Proposal #1 failed, 610/1182; Proposal #2 passed, 1129/641; Proposal #3: Burt Marks, 967 votes; Ray Gott, 1089 votes; Scott Meiss, 1184 votes; Mike Harrison, 1229 votes. President Colville declared that Scott Meiss, Ray Gott and Mike Harrison were elected to the LMOA Board of Directors for three-year terms ending June 2011.

**New Business:** President Colville announced that no action requiring a vote may come before the meeting for vote unless included in the Notice of Annual Meeting. There was no new business.

The President announced that the 37th Annual Meeting will be held on Saturday, June 27, 2009 unless changed for good cause by the Board of Directors.

He also announced that an Organization/Orientation meeting of the new Board of Directors will be held on Wednesday, July 2, 2008 in the Main Clubhouse, beginning with an Executive Session at 6:30PM in the Terrace Board Room, followed by an Open Session at 7PM in the Terrace Room.

Hearing no objection, President Colville adjourned the 36<sup>th</sup> Annual Meeting of LMOA Members at 2 PM.

Submitted by: John Platt, Secretary

Accepted by the Board of Directors on July 24, 2008

# PROXY

To vote by Proxy, you must fill out both the Proxy and the Authorization.  
Please follow instructions on page 23.

**PROPOSAL #1:** To increase annual member dues by \$130

FOR \_\_\_\_\_

AGAINST \_\_\_\_\_

ABSTAIN \_\_\_\_\_

Assuming the presence of a quorum (20% of votes entitled to be cast), the affirmative vote of a majority in voting power of the members present or represented by Proxy at a duly called meeting is required for the approval of this proposal.

**PROPOSAL #2:** To amend Bylaws §5.02 (a) to increase number of directors from seven to nine

FOR \_\_\_\_\_

AGAINST \_\_\_\_\_

ABSTAIN \_\_\_\_\_

Assuming the presence of a quorum (20% of votes entitled to be cast), the affirmative vote of a majority in voting power of the members present or represented by Proxy at a duly called meeting is required for the approval of this proposal.

**PROPOSAL #3:** To Elect Directors to fill two vacancies on the Board of Directors

[The candidates are listed in random order, in accordance with the Bylaws.]

To vote, check the boxes of not more than two candidates.

- DON FIOKES
- AL PAN MILLER
- LEFF BRAUN
- BENITA W. ELLEN
- WAYNE MURPHY

Assuming the presence of a quorum (20% of votes entitled to be cast), the two candidates receiving the highest number of votes shall be elected to three-year terms on the Board of Directors, ending June 2012.

*Please note:* Should Proposal #2 be approved by the members, the candidate receiving the third highest number of votes will be elected to a three-year term on the Board (ending June 2012); the candidate receiving the fourth highest number of votes will be elected to a one-year term on the Board (ending June 2010).

Remove the Proxy from booklet by tearing along the perforated edge.

# INSTRUCTIONS FOR VOTING BY PROXY

*The deadline for all Proxies to be returned to LMOA is 5 PM on Friday, June 19, 2009.*

There are three proposals on which to vote this year, including one Board Proposal, one Member Proposal and the Election of Directors. To vote by Proxy, you must complete both the **Proxy**, which is located on page 22, and the **Authorization form**, which is printed on the blue envelope that has been inserted into this booklet.

To ensure that your vote will be counted, you must complete and return **both the Proxy and the Authorization** as instructed below.

**Please follow these steps:**

**STEP #1:** Remove the blank **Proxy** from this booklet and proceed to Step #2.

**STEP #2:** **Completing the PROXY:**

- A. Read the Proxy carefully and vote your preference for each of the proposals by checking your choices where indicated. To vote for candidates, check the box next to each of the names of not more than two candidates.
- B. Fold the Proxy, place it into the blue envelope, and seal it.
- C. Proceed to Step #3.

**STEP #3:** **Completing the AUTHORIZATION:**

- A. Read and fill out the Authorization form, which is printed on the blue envelope that is included in this booklet. Include your lot and section numbers (account number), signature, printed name and date. Please make every effort to write legibly.
- B. Proceed to Step #4.

**STEP #4:** **Finalizing your vote:**

- A. Be sure you have placed your completed Proxy into the blue envelope and sealed it.
- B. Be sure you have completed the Authorization, which is on the outside of the blue envelope.
- C. Once you have completed the Authorization, place the sealed blue envelope into the white return envelope, which is included in this booklet.
- D. Seal and return the white return envelope to LMOA **no later than 5 PM on Friday, June 19, 2009.**

**Please note:** *1. You must place first class postage on the return envelope if mailing it to LMOA.  
2. The Post Office will not deliver envelopes mailed without postage.*

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## **IMPORTANT NOTES**

- The Election Committee will make every reasonable effort to include and count each member's valid Proxy; however, all Proxy information provided must be legible and received at LMOA by the deadline of 5 PM on Friday, June 19, 2009.
- Proxies voted by members who are not in good standing will not be valid.
- Proxies received by LMOA after the deadline will not be counted.
- Proxies may be revoked by signed request prior to the deadline. Only members in good standing who do not vote by Proxy or vote by Proxy and revoke their Proxies before the deadline will be eligible to vote by Ballot on the day of the Annual Meeting.

**LAKE MONTICELLO OWNERS' ASSOCIATION**  
41 Ashlawn Boulevard  
Lake Monticello, Virginia 22963

U.S.  
Postage  
PAID  
First Class  
Permit #1  
Palmyra, VA  
22963

*affix label here*

*PLEASE VOTE: IT'S YOUR RIGHT, YOUR PRIVILEGE AND YOUR RESPONSIBILITY.*

### Ensure the Privacy of Your Vote:

1. Did you mark your votes on the Proxy, then fold and place the completed Proxy into the blue envelope and seal it?
2. Did you complete the Authorization form on the outside of the blue envelope?
3. Did you place the blue envelope with Proxy and completed Authorization into the white pre-addressed return envelope, seal and return it to LMOA?

#### Reminders:

- First class postage must be affixed to Proxies being mailed to LMOA.
- Proxy Deadline: 5PM on Friday, June 19, 2009