

**LMOA BOARD OF DIRECTORS
Open Session Minutes**

DATE: Thursday, February 25, 2010

PLACE: Terrace Room, LMOA

DIRECTORS: **Present:**
Leighton Cumming, President John Platt, Vice President
Don Fickes, Secretary Mike Harrison, Treasurer
Ray Gott
Benita Ellen Scott Meiss

STAFF John Korhonen, General Manager
Peggy Alexander
Meg Gore
Linda Adams

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 February 25, 2010.

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

Motion carried 7-0-0

2. RECONVENE IN OPEN SESSION

The meeting reconvened at 7:07 PM.

3. PLEDGE OF ALLEGIANCE

4. EXECUTIVE SESSION REPORT

Secy. Fickes reported that the Board of Directors met in Executive Session at 6:00 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:57 PM. No action was taken during the Executive Session.

5. MINUTES AND CONSENT AGENDA

MOTION by Secy. Fickes seconded by Director Gott “that the Board of Directors approve the minutes of the Executive Session, January 28, 2010 and the Open Session, January 28, 2010 and the record of the Work Session on the Marina Docks, February 1, 2010, the Work Session for Items for June Ballot, February 11, 2010, and the Work Session with Committee Chairs, February 22, 2010.”

Motion carried 7-0-0

6. LMOA REPORTS

6.1 President’s Report (Pres. Cumming)

Pres. Cumming thanked the staff for their great responses to the difficulties presented by the recent snow storms. She quoted Chief Tom Boisvert as saying “We do what has to be done”.

She reminded residents that if the Aqua Virginia rate increases are not approved, then Aqua Virginia must refund the increases already paid so it is important for residents to notify the State Corporation Commission to oppose the increases.

6.2 Treasurer’s Report (Treas. Harrison)

Treas. Harrison reported that LMOA finished the year 2009 with an excess above expenses of \$101,960. The Investments Total net was \$808,586. He warned that due to bonds maturing, we should expect lower investment returns in 2010. Extra 2010 costs will be incurred for Storm Cleanup and for Dam Repairs. Golf and Food Services both lost money in 2009, Golf \$140,058 and Food \$72, 325.

6.3 General Manager’s Report (GM Korhonen)

GM Korhonen reported that the snow removal was a true community effort with Maintenance and LMOA Police working 24 hour days in two 12 hour shifts with spouses cooking meals. The cleanup of downed trees and limbs is underway using two crews with chipper trucks as available. He said that residents may bring downed tree parts to either Tufton Lake or Bunker Ball Field parking areas. John said that there is no ECC rule against taking down storm damaged trees.

The Slice gate repairs will take another month or two. Muskrat trapping is scheduled to start next week.

6.4 James River Water Authority (Director Gott)

Supervisor Joe Chesser reported for Director Gott that Agua VA presented an alternate proposal that could possibly be paid back quickly. He said the JRWA has no money in its Treasury. Fluvanna asked for no activity for two months for Fluvanna to develop a plan. He said that the pipeline route is not yet determined.

7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)

7.1 Fluvanna County Board of Supervisors Report (Supervisor Chesser)

Supervisor Chesser reported that the budget is \$600K in arrears and that an 11 cent tax increase may be required for 2011. It would require additional school staffing cuts if no tax increase is obtained.

He said that there is an upcoming A1 Agricultural review for 80% of the Fluvanna lands that could potentially allow home clustering that could create residential areas adjacent to undesirable activities. He viewed the proposed land swap, LMOA Riverfront for County land adjacent to the LMOA Campground, as a positive idea that could prove lucrative for LMOA and beneficial for the County.

8. MEMBER COMMENTS #1 AGENDA ITEMS (5 minutes per member – Total 30 minute maximum)

None

9. UNFINISHED BUSINESS

9.1 Board Goals 2009-2010 (Pres. Cumming)

Resolutions from the Ad Hoc Committee on Legislative Review (Treas. Harrison)

Treas. Harrison reported that the Ad Hoc Committee has held meetings with the Finance and BR&G Committees to gather recommended changes and that there is one more meeting scheduled for March 9. The meeting will be announced in the Friday Flyer.

Committees and the Strategic Plan (Director Ellen)

Director Ellen reported that the Committee Orientation Meeting was a great success and she thanked Leighton Cumming and Peggy Alexander for their contributions to its success. Other actions are on hold until the Strategic Plan is finalized.

Eagles Nest Outsourcing (Director Gott)

Director Gott announced that the “EN Soft Opening” was Monday February 22 serving Breakfast and Lunch from 7:30 to 2:30. He encouraged all to attend.

Improvements to the Golf Course (Director Gott)

No report

Strategic approach to fund major expenditures (Director Meiss)

No report

Deer Management (Secretary Fickes)

Secy. Fickes stated that the Ad Hoc committees being formed will provide information to the BOD and the BOD will make the decisions.

Survey on need for capital improvements (VP Platt)

No report

9.2 Charges for the Ad Hoc Committees on Deer Herd Control and Deer Contraception (Treas. Harrison)

MOTION by Treas. Harrison seconded by Director Meiss “that the Board of Directors approve the charges for the Ad Hoc Committee for Deer Herd Control and the Ad Hoc Committee on Deer Contraception as presented in the February 25, 2010 Board packet with changing from “two members” to “one to no more than two members” from the various committees.

Motion carried 7-0-0

10. BYLAW AND POLICY CHANGES – SECOND READING

10.1 Amend PM 2.01 LMOA Bylaws and Policy Review: Bylaws Article 4 Meetings of Members with changes related to the Annual Meeting (VP Platt, Peggy Alexander, Communications Manager)

MOTION by VP Platt seconded by Director Gott “that the Board of Directors approve changes to PM 2.01 LMOA Bylaws and Policy Review: Bylaws Article 4 Meetings of Members with changes related to the Annual Meeting as presented in the February 25, 2010 Board packet.”

MOTION by Director Meiss seconded by Treas. Harrison to amend Section 4.09 page 5 Item (f) from “(200) words” to “(1000) words”.

Director Gott called the question, carried 7-0-0
Motion carried 5-2-0 Pres. Cumming and VP Platt dissenting

MOTION by Treas. Harrison seconded by Director Meiss to amend Section 4.09 page 5 Item (i) 2) to change “Each Statement” to “Each Statement of not more than 1000 words”.

Director Ellen called the question, carried 6-1-0 Director Meiss dissenting
Motion carried 5-2-0 Pres. Cumming and VP Platt dissenting

FINAL VOTE ON MOTION AS AMMENDED
Motion carried 6-1-0 VP Platt dissenting

The Board recessed from 8:15 PM to 8:25 PM.

11. **NEW BUSINESS**

11.1 **Golf Greensmower Attachments (Linda Adams, Solicitations & Contracts Administrator)**

MOTION by Director Gott seconded by Treas. Harrison “that the Board of Directors authorize the President and General Manager to issue a Purchase Order to the Sole Source provider Smith Turf and Irrigation for the procurement of 3 Turflite Greensmower Attachments and 1 Turflite Greensmower Frame for the Firm Fixed Price amount of \$12,891.00 to be funded from Item 8 of the 2010 Reserve Plan requests.”

Motion carried 6-1-0 Director Ellen dissenting

11.2 **Golf Course Aerator (Linda Adams, Solicitations & Contracts Administrator)**

MOTION by Director Gott seconded by VP Platt “that the Board of Directors authorize the President and General Manager to issue a Purchase Order to Smith Turf & Irrigation for the purchase of a demo unit Deep Tine Aerator for the Firm Fixed Price amount of \$24,489.00 included in the 2010 New Initiatives requests to be funded from the Property Transfer Fee.”

Motion carried 7-0-0

11.3 **Golf Course Greens Chemicals (Linda Adams, Solicitations & Contracts Administrator)**

MOTION by Director Gott seconded by Director Ellen “that the Board of Directors authorize the General Manager to issue a Purchase Order to Landscape Supply, Inc. for the purchase of 2010 Golf Course chemicals for \$20,521.12, plus \$1,026.06 sales tax and \$40 delivery charge for the Firm Fixed Price total amount of \$21,587.18 to be funded from the 2010 Operating Budget.”

Motion carried 7-0-0

11.4 **Committee Appointments**

**MOTION by VP Platt seconded by Director Gott “that the Board of Directors appoint to the Golf Committee, Cheryl Barresi for a term beginning immediately and ending December 31 2012
and
to the Lake Preservation Committee, Mike Collins and Ken Schmalzbach for terms beginning immediately and ending December 31, 2012.”**

Motion carried 7-0-0

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

None

13. **STATUS REPORTS**

None

14. REMARKS FROM THE BOARD

Director Ellen reminded all that there are two BOD member openings for the June 1010 election and BOD Packets are available now for future candidates. She asked members to get involved in the process to help resolve important issues. She also pointed out that there are many committees that are not fully staffed. Information is available from the LMOA Office, from LMOA Staff and on the LMOA web site.

Director Gott said that serving on the BOD is an excellent way to help your community. He commended the LMOA Staff for a great job removing snow. He reminded everyone that the Eagles Nest is open, so please come.

Treas. Harrison thanked the Staff and Community Neighbors who helped others during the snows. He again reminded that the WMC is finished with Culling vs. non Culling discussions. He said he has obtained fencing information and fencing policy proposed changes are coming. The goal is in April.

VP Platt said he was away during the storms. He related the old saying “Pay me now or pay me later” to the Reserve status for LMOA.

Secy. Fickes commended the LM Rescue Squad and especially the LMOA Police Force for their excellent professional assistance during a recent personal family need.

Director Meiss commended the Staff for their performance during recent storms. He solicited members to run for open BOD positions.

15. BYLAW AND POLICY CHANGES – FIRST READING

~~15.1 Amend PM 4.02A: Financial Management Policy as recommended by the Ad Hoc Committee for Legislative Review (Treas. Harrison)~~

16. ADJOURNMENT

Pres. Cumming adjourned the meeting at 8:40 PM.

by: _____
Don Fickes, Secretary