

**LMOA BOARD OF DIRECTORS
Open Session Minutes**

DATE: Thursday, March 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

1. CALLED TO ORDER

The meeting of the Lake Monticello Owner’s Association was called to order in Open Session by Pres. Cumming at 6:06 PM on March 25, 2010.

MOTION by Secy. Fickes seconded by Dir. Ellen “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 7:10 PM.

3. PLEDGE OF ALLEGIANCE

4. EXECUTIVE SESSION REPORT

Secy. Fickes reported that the Board of Directors met in Executive Session at 6:06 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:56 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, February 25, 2010 and the Open Session, February 25, 2010, confirm the Consent Agreement for Pool Mechanicals dated March 1, 2010 and approve the record the Work Session for Items for June Ballot, March 8, 2010, and the Work Session for Budget Cuts, March 16, 2010.”*

MOTION by Director Ellen seconded by VP Platt *“to amend the motion revising the minutes for the Work Session March 16, 2010, wherever the words ‘consensus was to’ with ‘discussion held regarding’.”*

Motion carried 6-1-0 Secy. Fickes dissenting

Motion carried 7-0-0

6. LMOA REPORTS

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

Pres. Cumming stated that at tonight’s BOD meeting we will discuss a Proposal for the June 2010 Ballot for a member contribution to Reserves. She said that our looming costs of road repaving and refurbishing of our 40 year old buildings is worrisome. She said that we must either save now for anticipated costs or face a whopping bill in the very near future.

She reported that the state of VA mandates that we obtain an independent reserve study every five years. She announced that we have just received a final five year reserve study and based on the recommendations received, the BOD is recommending additional member contributions to reserves.

She thanked the Maintenance staff and outside contractors for the timely cleanup of downed trees that has proceeded faster than was expected.

Pres. Cumming reminded everyone to complete and to mail in their census forms. She said that census results could affect the number of County BOD members from Lake Monticello.

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

Treas. Harrison reported that Year to Date Income and Expenses are both under budget for a Net Income of \$55,065. He said the ERA Principal as of March 22, 2010 is \$7.354 M and Dividends and Interest is \$230,895. He reported that Administration, Maintenance, and Security expenses were all on budget. Golf showed a \$42,587 loss for the two months ending February 28 and the Eagles Nest had a Net Loss of \$8921 for the same period. He said the Marina income and expenses were both under budget for a Net Gain of \$28, 865. He noted that it is too early in the year to report on the Pool and Tennis.

6.3 General Manager’s Report (GM Korhonen)

GM Korhonen reported that tree cleanup has been a lot of extra work for Maintenance that has caused delays in normal upkeep of the LM common areas. Sections 4, 8 and 12 still need more cleanup work. He said that the Dam recertification engineering data should be ready in one month or so. He reported that 99 muskrats have been trapped and the winter trapping is winding down. GM Korhonen said that the new pool filters have been delivered and installations are planned for Monday, March 29. He reported that the Pool Snack contracting results look promising. He said that a seasonal Amenities position will soon be advertised and the trash removal contract renewal results should soon be ready for BOD reviews.

6.4 James River Water Authority (Director Gott)

Director Gott reported that the new water committee meeting was being held concurrently with the LMOA BOD meeting so there was nothing new to report this month.

7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)

7.1 Fluvanna County Board of Supervisors Report (Supervisor Ott)

Supervisor Ott said that he admired the LMOA budget handling policies. He reported that Fluvanna County has not been able to plan ahead for items such as roads, but rather they have “taken things as they come” and capital improvements and economic development are not budgeted. He said that the county voted for a 56 cent tax rate that represents a 12% increase. He commented that he has received lots of inputs from teachers but not from parents. He reported that unemployment and food stamp usage has increased in the county.

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

Wayne Schmidt	370/3	TABS 6.2, 5.3, 11.4 and 15.3 Agenda Items
Britt Johnson	159/3	TAB 11.2 June Ballot issues

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 Policy Manual 4.02a revisions are being finalized and the BOD would vote on the proposed changes in their April meeting.

Committees and the Strategic Plan (Director Ellen)

Director Ellen reported that the BOD Liaison concept has been working well. She said that further developments are on hold until the Strategic Plan is finalized.

Improvements to the Golf Course (Director Gott)

Director Gott reported that the deep tine aerifier has been received and that all 18 greens would be done in April.

Strategic approach to fund major expenditures (Director Meiss)

Director Meiss stated that given that reserves represent LMOA's biggest major expenditure funding need, the Board has put energy toward a ballot proposal asking for a dues increase for a reserve contribution. More information would be shared during that part of the agenda.

Deer Management (Secy. Fickes)

Sec. Fickes reported that there have been no volunteers for the Deer Ad Hoc Committees from the Safety and Security or Golf Committees. He said there are four members from the Wildlife Management Committee, two for each Ad Hoc Committee and one member from Golf for either Ad Hoc Committee. There are two at large volunteers both for the contraception Ad Hoc Committee.

Survey on need for capital improvements (VP Platt)

VP Platt reported that a Five Year Plan will be developed in conjunction with the Strategic Plan.

9.2 Strategic Plan (Pres. Cumming)

MOTION by Pres. Cumming seconded by Director Gott “that the Board of Directors approve adding item 2.2e Install a swimming float and ladder at Beach 1 to the Strategic Plan.”

Motion withdrawn

Tabled until the April 22, 2010 Board meeting.

10. BYLAW AND POLICY CHANGES – SECOND READING

None

The Board recessed from 8:21 PM to 8:31 PM.

11. NEW BUSINESS

11.1 Transfer from ERA Dividends and Interest Account to Short Term Investment Account (Treas. Harrison)

MOTION by Director Harrison seconded by Director Gott “that the Board of Directors authorize the transfer of \$10,000 from the Emergency Reserve Account - Dividends and Interest to the Short Term Investment Account for the purpose of closing 2009 funding activities.”

Motion carried 7-0-0

11.2 June Ballot Additions (Treas. Harrison and Director Meiss)

Treas. Harrison and Director Meiss explained the need for a June ballot proposal regarding Reserves funding.

11.3 Committee Appointments

MOTION by VP Platt seconded by Director Meiss “that the Board of Directors appoint Tom Buglia to the Buildings, Roads, and Grounds Committee for a term beginning immediately and ending December 31, 2012 and Gil Ellis to the Safety and Security Committee for a term beginning immediately and ending December 31, 2012.”

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MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors authorize the President and General Manager to open a Lake Reserve Account with Morgan Stanley/Smith Barney and approve the resolutions as they appear on the Morgan Stanley/Smith Barney Corporate Resolutions for Corporate Accounts.”

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MOTION to end debate by Secy. Fickes.

Motion carried 6-1-0 VP Platt dissenting

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

None

13. STATUS REPORTS

None

14. REMARKS FROM THE BOARD

Director Gott announced that the Eagles Nest is now offering an excellent breakfast and lunch in an attractive, clean environment. He encouraged all to attend.

Treas. Harrison remarked that wood chips are still available at Tufton Lake and the Bunker Ball Field. He also reported that a new fencing proposal is being delivered to ECC and to the Wildlife Management Committee and the First Reading is scheduled for the April BOD meeting.

Secy. Fickes encouraged the Wildlife Management Committee to add the new fencing proposal to the April WMC meeting agenda.

Director Meiss reminded members of upcoming activities including a Rain Barrel Workshop.

Communications Manager Alexander announced that the cost for two rain barrels is now \$105, not \$95.

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Pres. Cumming adjourned the meeting at 9:19 PM.

by:

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MOTION by Secy. Fickes seconded by Director Gott *“that the Board of Directors approve the minutes of the Executive Session, February 25, 2010 and the Open Session, February 25, 2010, confirm the Consent Agreement for Pool Mechanicals dated March 1, 2010 and approve the record the Work Session for Items for June Ballot, March 8, 2010, and the Work Session for Budget Cuts, March 16, 2010.”*

MOTION by Director Ellen seconded by VP Platt *“to amend the motion revising the minutes for the Work Session March 16, 2010, wherever the words ‘consensus was to’ with ‘discussion held regarding’.”*

Motion carried 6-1-0 Secy. Fickes dissenting

Motion carried 7-0-0

6. LMOA REPORTS

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

Pres. Cumming stated that at tonight’s BOD meeting we will discuss a Proposal for the June 2010 Ballot for a member contribution to Reserves. She said that our looming costs of road repaving and refurbishing of our 40 year old buildings is worrisome. She said that we must either save now for anticipated costs or face a whopping bill in the very near future.

She reported that the state of VA mandates that we obtain an independent reserve study every five years. She announced that we have just received a final five year reserve study and based on the recommendations received, the BOD is recommending additional member contributions to reserves.

She thanked the Maintenance staff and outside contractors for the timely cleanup of downed trees that has proceeded faster than was expected.

Pres. Cumming reminded everyone to complete and to mail in their census forms. She said that census results could affect the number of County BOD members from Lake Monticello.

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

Treas. Harrison reported that Year to Date Income and Expenses are both under budget for a Net Income of \$55,065. He said the ERA Principal as of March 22, 2010 is \$7.354 M and Dividends and Interest is \$230,895. He reported that Administration, Maintenance, and Security expenses were all on budget. Golf showed a \$42,587 loss for the two months ending February 28 and the Eagles Nest had a Net Loss of \$8921 for the same period. He said the Marina income and expenses were both under budget for a Net Gain of \$28, 865. He noted that it is too early in the year to report on the Pool and Tennis.

6.3 General Manager’s Report (GM Korhonen)

GM Korhonen reported that tree cleanup has been a lot of extra work for Maintenance that has caused delays in normal upkeep of the LM common areas. Sections 4, 8 and 12 still need more cleanup work. He said that the Dam recertification engineering data should be ready in one month or so. He reported that 99 muskrats have been trapped and the winter trapping is winding down. GM Korhonen said that the new pool filters have been delivered and installations are planned for Monday, March 29. He reported that the Pool Snack contracting results look promising. He said that a seasonal Amenities position will soon be advertised and the trash removal contract renewal results should soon be ready for BOD reviews.

6.4 James River Water Authority (Director Gott)

Director Gott reported that the new water committee meeting was being held concurrently with the LMOA BOD meeting so there was nothing new to report this month.

7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)

7.1 Fluvanna County Board of Supervisors Report (Supervisor Ott)

Supervisor Ott said that he admired the LMOA budget handling policies. He reported that Fluvanna County has not been able to plan ahead for items such as roads, but rather they have “taken things as they come” and capital improvements and economic development are not budgeted. He said that the county voted for a 56 cent tax rate that represents a 12% increase. He commented that he has received lots of inputs from teachers but not from parents. He reported that unemployment and food stamp usage has increased in the county.

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

Wayne Schmidt	370/3	TABS 6.2, 5.3, 11.4 and 15.3 Agenda Items
Britt Johnson	159/3	TAB 11.2 June Ballot issues

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 Policy Manual 4.02a revisions are being finalized and the BOD would vote on the proposed changes in their April meeting.

Committees and the Strategic Plan (Director Ellen)

Director Ellen reported that the BOD Liaison concept has been working well. She said that further developments are on hold until the Strategic Plan is finalized.

Improvements to the Golf Course (Director Gott)

Director Gott reported that the deep tine aerifier has been received and that all 18 greens would be done in April.

Strategic approach to fund major expenditures (Director Meiss)

Director Meiss stated that given that reserves represent LMOA's biggest major expenditure funding need, the Board has put energy toward a ballot proposal asking for a dues increase for a reserve contribution. More information would be shared during that part of the agenda.

Deer Management (Secy. Fickes)

Sec. Fickes reported that there have been no volunteers for the Deer Ad Hoc Committees from the Safety and Security or Golf Committees. He said there are four members from the Wildlife Management Committee, two for each Ad Hoc Committee and one member from Golf for either Ad Hoc Committee. There are two at large volunteers both for the contraception Ad Hoc Committee.

Survey on need for capital improvements (VP Platt)

VP Platt reported that a Five Year Plan will be developed in conjunction with the Strategic Plan.

9.2 Strategic Plan (Pres. Cumming)

MOTION by Pres. Cumming seconded by Director Gott “that the Board of Directors approve adding item 2.2e Install a swimming float and ladder at Beach 1 to the Strategic Plan.”

Motion withdrawn

Tabled until the April 22, 2010 Board meeting.

10. BYLAW AND POLICY CHANGES – SECOND READING

None

The Board recessed from 8:21 PM to 8:31 PM.

11. NEW BUSINESS

11.1 Transfer from ERA Dividends and Interest Account to Short Term Investment Account (Treas. Harrison)

MOTION by Director Harrison seconded by Director Gott “that the Board of Directors authorize the transfer of \$10,000 from the Emergency Reserve Account - Dividends and Interest to the Short Term Investment Account for the purpose of closing 2009 funding activities.”

Motion carried 7-0-0

11.2 June Ballot Additions (Treas. Harrison and Director Meiss)

Treas. Harrison and Director Meiss explained the need for a June ballot proposal regarding Reserves funding.

11.3 Committee Appointments

MOTION by VP Platt seconded by Director Meiss “that the Board of Directors appoint Tom Buglia to the Buildings, Roads, and Grounds Committee for a term beginning immediately and ending December 31, 2012 and Gil Ellis to the Safety and Security Committee for a term beginning immediately and ending December 31, 2012.”

Motion carried 7-0-0

11.4 Lake Reserve Account (Treas. Harrison)

MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors authorize the President and General Manager to open a Lake Reserve Account with Morgan Stanley/Smith Barney and approve the resolutions as they appear on the Morgan Stanley/Smith Barney Corporate Resolutions for Corporate Accounts.”

Motion withdrawn

Tabled until the April 22, 2010 Board meeting.

11.5 March Budgets Adjustments (Treas. Harrison)

MOTION by Treas. Harrison seconded by Pres. Cumming “that the Board of Directors authorize modification to the annual budget to reduce spring cleanup to 3 weeks, modify the Recreation Manager from a full-time to a seasonal position, reduce the planned contribution from ERA dividend and interest from \$290,000 to \$200,000, and reduce greens reconstruction to one green, returning \$50,000 to general reserves.”

MOTION to end debate by Secy. Fickes.

Motion carried 6-1-0 VP Platt dissenting

Motion carried 6-1-0 VP Platt dissenting

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

None

13. STATUS REPORTS

None

14. REMARKS FROM THE BOARD

Director Gott announced that the Eagles Nest is now offering an excellent breakfast and lunch in an attractive, clean environment. He encouraged all to attend.

Treas. Harrison remarked that wood chips are still available at Tufton Lake and the Bunker Ball Field. He also reported that a new fencing proposal is being delivered to ECC and to the Wildlife Management Committee and the First Reading is scheduled for the April BOD meeting.

Secy. Fickes encouraged the Wildlife Management Committee to add the new fencing proposal to the April WMC meeting agenda.

Director Meiss reminded members of upcoming activities including a Rain Barrel Workshop.

Communications Manager Alexander announced that the cost for two rain barrels is now \$105, not \$95.

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

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15.3 Amend Bylaws Section 4.11, Voting, related to non-Association proxies (Peggy Alexander, Communications Manager)

16. ADJOURNMENT

Pres. Cumming adjourned the meeting at 9:19 PM.

by:

Ray Gott, Assistant Secretary

**LMOA BOARD OF DIRECTORS
Open Session Minutes**

DATE: Thursday, March 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

1. CALLED TO ORDER

The meeting of the Lake Monticello Owner's Association was called to order in Open Session by Pres. Cumming at 6:06 PM on March 25, 2010.

MOTION by Secy. Fickes seconded by Dir. Ellen “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 7:10 PM.

3. PLEDGE OF ALLEGIANCE

4. EXECUTIVE SESSION REPORT

Secy. Fickes reported that the Board of Directors met in Executive Session at 6:06 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:56 PM. No action was taken during the Executive Session.

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