

**LMOA BOARD OF DIRECTORS
Open Session Minutes**

DATE: Thursday, July 22, 2010

PLACE: Terrace Room, LMOA

DIRECTORS: **Present:**
Scott Meiss, President Benita Ellen, Vice President
Gary Dillon, Secretary Mike Harrison, Treasurer
Don Fickes Ray Gott
Britt Johnson

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

1. CALLED TO ORDER

The meeting of the Lake Monticello Owner’s Association was called to order in Open Session by Pres. Meiss at 6.00 PM on July 22, 2010.

MOTION by VP Ellen seconded by Director Harrison “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 7:13 PM.

3. PLEDGE OF ALLEGIANCE

4. EXECUTIVE SESSION REPORT

Secy. Dillon 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 7:05 PM. No action was taken during the July 22, 2010 Executive Session.

MOTION by VP Ellen seconded by Pres. Meiss “that the BOD confirm the one year contract extension for the General Manager, John Korhonen, and the awarding of a bonus recognizing John's strong performance in the 2009-2010 contract year.”

Motion carried 5:0:2 Secy. Dillon and Director Johnson abstaining

5. MINUTES AND CONSENT AGENDA

MOTION by VP Ellen seconded by Treas. Harrison “that the Board of Directors approve minutes of the Executive Session, June 24, 2010 and the Open Session, June 24, 2010 and accept minutes of the 38th Annual Meeting of Members, June 26, 2010.”

Motion carried 5:0:2 Secy. Dillon and Director Johnson abstaining

MOTION by VP Ellen seconded by Director Gott “that the Board of Directors approve minutes of the Special Executive Session for Organization and Orientation, June 28, 2010 and Special Open Session for Organization and Orientation, June 28, 2010 and approve the record of the Work Session with Committee Chairs July 19, 2010.”

Motion carried 7-0-0

6. LMOA REPORTS

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

With Summer in full swing, it has been great to see our community out enjoying our many amenities. At the beginning of this month, we celebrated Independence Day and not only did we see the spirit of the USA, we saw the Spirit of Lake Monticello. The day started with the 9th annual 5K race, included many festivities from a parade, to sand sculptures to the Lake Swim and ultimately a fantastic fireworks show.

We have heard from many of you that you thought the fireworks were some of the best you’ve ever seen at Lake Monticello and you expressed your thanks for a great day. While the staff certainly deserves a lot of thanks for all of their hard work, ultimately, you should thank yourselves. At the annual meeting in 2009, you approved a dues increase that ultimately included money to restore the annual fireworks display. You saw the need and you responded. You made it possible for the fireworks, so thanks to you the members of LMOA for your votes in 2009 and for the fireworks.

Something that makes our Independence Day celebration so great is all of the work from volunteers. But it’s not just on special occasions that volunteers make a difference at Lake Monticello. Every week, hundreds of hours of volunteer work make Lake Monticello a great place to live. Earlier this week, the Board had the opportunity to meet with the chairs of many of our committees. We heard about many of the projects they have been working on and we also heard about many of the needs for additional members. Almost every committee expressed either a current need or an upcoming need. I would like to personally encourage everyone to get involved in the community and lend your talents to make Lake Monticello an even better place to live.

As Mike will report shortly, the budget process is about to get into full swing. We will do our best to keep you informed along the way, but if you are interested in knowing what next year will hold from a financial perspective, watch the LMOA communications for announcements of budget workshops.

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

Treas. Harrison presented his monthly report to the Board.

6.3 General Manager’s Report (GM Korhonen)

GM Korhonen presented his verbal report to the Board. He updated the Board on:

- Aqua Virginia hydrant flushing program
- Branch/tree limb clearing will begin prior to schools starting
- Trash collection program

6.4 Golf Report (Mark Marshall, Golf Pro)

Mr. Marshall presented an update to the Board on the following items:

- Heat stress, soil conditions on greens is poor
- Poor air circulation, grass type
- A soil analysis is currently being conducted
- The mentoring program led to contracts being purchased by members
- The junior golf program had 116 participants
- They are working on marketing and advertising

6.5 Citizens Water Committee (Richard Schwarz, LMOA Representative)

Mr. Schwarz presented a PowerPoint presentation to the Board on the recommendations of the Citizens Water Committee.

- Went over objectives
- Want to protect rural preservation areas.

7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)

7.1 Fluvanna County Board of Supervisors Report (Supervisor Chesser)

Supervisor Chesser provided an update to the Board on the following:

- Update on water situation
- Gene Ott to resign soon since he moving from his district
- Speed limit reduction request for Rt. 53 was denied.
- Requested the possibility of LMPD conducting speed enforcement outside of the lake.

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

Wayne Schmidt	1370/3	10.1 and transparency
Adrian Miller	156/5	Citizen’s Water Committee
Gary Hannifan	292/1	Boat Swimming
Alan Steward	564/3	10.5
Jim Mixer	230/1	State of Reserves
Jack Hourihan	495/3	Election
Ted Makranczy	12/9	Fishing Restrictions

9. **UNFINISHED BUSINESS**

9.1 2011 Budget Guidelines (Chad Brown, Chair Finance Committee)

Mr. Brown briefed the Board on the budget guidelines. He asked the Board to change the order of priority from Operations/Reserves to Reserves/Operations.

MOTION by Treas. Harrison seconded by VP Ellen *“that the Board of Directors approve the 2011 Budget Guidelines as presented in the July 22, 2010 Board packet.”*

Motion carried 7-0-0

The Board recessed from 8:40 PM to 8:52 PM.

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

10.1 Amend PM 4.02Q Financial Management: LMOA Investment Policy to include the Lake Reserve Account (Treas. Harrison)

MOTION by Treas. Harrison seconded by Director Fickes *“that the Board of Directors approve amendments to PM 4.02Q Financial Management: LMOA Investment Policy to include the Lake Reserve Account as presented in the July 22, 2010 Board packet and as amended at that meeting.”*

Motion carried 7-0-0

10.2 Amend PM 06.02 Recreational Facilities Rules and Regulations: Beaches and Swimming to restrict beach swimming to the roped areas (Meg Gore, Asst. Secretary for Policy Review)

MOTION by VP Ellen seconded by Treas. Harrison *“that the Board of Directors approve amendments to PM 6.02 Recreational Facilities Rules and Regulations: Beaches and Swimming Option 2 to restrict beach swimming to the roped areas as presented in the July 22, 2010 Board packet.”*

OPTION 2: Swimming at beaches is approved only between the beach shore and the roped areas.

Motion withdrawn

MOTION by Secy. Dillon seconded by VP Ellen *“that the Board of Directors amend PM 6.02 Recreational Facilities Rules and Regulations: Beaches and Swimming with ‘Swimming at beaches shall not be permitted outside of the roped areas.’ ”*

Motion carried 7-0-0

10.3 Amend PM 06.06 Facilities Rules and Regulations: Fishing to restrict areas available for fishing (Meg Gore, Asst. Secretary for Policy Review)

MOTION by VP Ellen seconded by Secy. Dillon *“that the Board of Directors approve amendments to PM 6.06 Facilities Rules and Regulations: Fishing to restrict areas available for fishing as presented in the July 22, 2010 Board packet and as amended at that meeting.”*

Motion carried 7-0-0

10.4 Amend PM 04.02M Financial Management: Payment of Dues, Fees and Assessments to allow semi-annual payment of dues and IPF (Treas. Harrison)

MOTION by Treas. Harrison seconded by Director Fickes *“that the Board of Directors approve the amendments to PM 4.02M Financial Management: Payment of Dues, Fees and Assessments to allow semi-annual payment of dues and the Improved Property Fee as presented in the July 22, 2010 Board packet.”*

Motion carried 7-0-0

10.5 Amend PM 13.03 LMOA Environmental Controls: Construction and Property Maintenance Requirements for Fence Policy and Animal Barrier Guide (Treas. Harrison)

MOTION by Treas. Harrison seconded by Director Gott *“that the Board of Directors approve changes to PM 13.03 Section VII. Fencing and Animal Control Barriers and accept the Animal Control Barrier Guide as presented in the July 22, 2010 Board Packet.”*

Motion withdrawn

MOTION by Treas. Harrison seconded by Secy. Dillon *“that the Board of Directors approve changes to PM 13.03 Section VII. Fencing and Animal Control Barriers and accept the Animal Control Barrier Guide as presented in the July 22, 2010 Board Packet as amended.”*

Motion carried 7-0-0

11. NEW BUSINESS

11.1 Police Vehicle Purchase Order (Linda Adams, Solicitations and Contracts Administrator)

MOTION by Treas. Harrison seconded by Secy. Dillon *“that the Board of Directors authorize Staff to issue a Purchase Order to Crossroads Motors of Virginia for the purchase of a 2010 Police Vehicle and its emergency equipment to be funded from the 2010 Reserve Plan Account in the amount not to exceed \$26,241.00.”*

Motion carried 7-0-0

11.2 Steps at Beach 4 for Boat Slip Access (Treas. Harrison)

MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors direct the General Manager to proceed with construction of steps from the Beach 4 parking area to the boat slip ramp using in-house labor from Operations and materials from the Property Transfer Fee.”

Motion carried 4-3-0 VP Ellen, Secy. Dillon and Director Johnson objecting

11.3 Committee Appointments

MOTION by Director Gott seconded by Director Fickes “that the Board of Directors appoint Kathryn Hunter to the Ad Hoc Committee for Deer Contraception, appoint Dick Wilson, Steve Carney, Lynn Forsyth, Dick Bucci, Paul St. Clair, Ken Isenberg, Dave Frieder and Ted Makranczy to the Ad Hoc Committee for the Community Pier and appoint Leighton Cumming to the Solicitation and Contracts Review Committee for a term beginning immediately and ending December 31, 2011.”

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

VP Ellen reminded everyone that the pool remains open from 11 am to 7 pm daily through Labor Day. Expressed need for additional volunteers and identified the committees with vacancies, including Audit, BR&G, Finance, Lake Preservation, and Safety & Security. The Broadcast Group and the Lake Preservation also need additional volunteers.

Treas. Harrison encouraged those that voted for the dues increase to make a \$108 contribution to the Board as Mr. Mixer had done. Reminded property owners that the budget sessions will begin soon.

Director Gott announced that the purchasing workgroup will be holding its first meeting soon.

Pres. Meiss announced that the Open Session agendas will have minor changes beginning in August.

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

- 15.1 **PM 06.02 Recreational Facilities Rules and Regulations: Beaches and Swimming and PM 06.04 Recreational Facilities Rules and Regulations: Boating and Boat Operations to modify the policy relating to swimming from boats (Treas. Harrison)**

16. **ADJOURNMENT**

Pres. Meiss adjourned the meeting at 9:56 PM.

by: _____
Gary Dillon, Secretary