

**LMOA BOARD OF DIRECTORS
Open Session Minutes**

DATE: Thursday, August 27, 2009

PLACE: Terrace Room, LMOA

DIRECTORS: **Present:**
Leighton Cumming, President John Platt, Vice President
Don Fickes, Secretary Mike Harrison, Treasurer
Benita Ellen Ray Gott
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 6:01 PM on August 27, 2009.

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 7:00 PM.

3. PLEDGE OF ALLEGIANCE

4. EXECUTIVE SESSION REPORT

Secy. Fickes reported that the Board of Directors met in Executive Session at 6:01 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:57 PM. Action was taken during the Executive Session.

The Board confirmed an action taken during the Executive Session:

That a 5% discount be provided for seasonal and family passes to pool members who present their 2009 passes when they purchase their 2010 seasonal and family pool passes.

Confirmed 7-0-0

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, July 23, 2009 and the Open Session, July 23, 2009.”

MOTION by Director Ellen seconded by Secy. Fickes “to amend the minutes to replace motion 11.3 regarding the Fishing Pier to read as follows; "Move that the Board of Directors grant permission to the working group to investigate options for the collection of funds in connection with a community fishing pier. Upon approval of that option by the Board, fundraising activities may begin.”

Motion carried 5:1:1 Treas. Harrison dissenting, Director Meiss abstaining

Amended motion carried 5:1:1 Treas. Harrison dissenting, Director Meiss abstaining

MOTION by Secy. Fickes seconded by Director Gott “that the Board of Directors approve the record of the Work Session with the Committee Chairs, July 27, 2009.”

Motion carried 6:0:1 Director Meiss abstaining

MOTION by Secy. Fickes seconded by Director Gott “that the Board of Directors approve the record of the Work Session on the Dam, August 13, 2009.”

Motion carried 7:0:0

MOTION by Secy. Fickes seconded by Director Gott “that the Board of Directors approve the minutes of the Special Executive Session, August 13, 2009 and the Special Open Session, August 13, 2009.”

Motion carried 7:0:0

6. LMOA REPORTS

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

Pres. Cumming reported that it is LMOA’s fiduciary responsibility to continue building Reserves for repair and replacement of amenities many of which are now forty years old. Some reserves are required by law. She expressed gratitude to Director of Solicitation and Contract Review Marty DeCarlo for his many years of service to the community.

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

Treas. Harrison reported that overall income YTD is down, but expenses are presently in control. Security is holding overtime to a minimum. Golf income is down but so are maintenance fees. The Eagles Nest expenses and income should continue to decline as additional scale backs are introduced. The Marina is doing well and it pays for several other amenities such as the Pool Snack Bar.

6.3 General Manager's Report (GM Korhonen)

GM Korhonen reported that the Eagles Nest ABC license will be changing to beer only as of September 14, 2009. From then on, food sale requirements drop to \$1000 per year and platters and a grill are not required. The hours of operation continue to be scaled back.

He announced that Marty DeCarlo has decided to retire. He enumerated Marty's many accomplishments including the management of repaving all of LMOA's streets. LMOA will be advertising a part time job for candidates with previous procurement experience. He stated that he hopes to have some LMOA residents apply, but the job will be open to all applicants.

John stated that permanent repairs to the main dam low level drain will be required and will become a high priority for the coming year. Also, the Waste Management contracts will be up for renewal in 2010.

He said that boat decals are required for each current year.

6.4 Emergency Response Plan (Randy Kreps, Safety and Security Committee)

Randy Kreps delivered a final report from the Ad Hoc Working Group that addressed strategic Goal 3.3 (a) for a Community Emergency Preparation and Response Plan. The plan consisted of three defined Tasks, five Recommendations for Actions and twelve System Components, some already completed, as defined in detail in the August 27, 2009 Board packet.

The Directors thanked the group for their hard productive work.

6.5 Dredging Report (Rich Barringer, Chair Lake Preservation Committee)

Rich Barringer, Chair of LPC reported on the first five weeks of operations. Of the available 25 days, dredging was successfully completed for 24 days. One day was lost due to equipment maintenance. The operator, Carl Vandevander is making great progress with his operating skills.

The total sediment dredged was 357 cu. Yards. The operational average dredged per day was 14 cu. yds. All dredging was in the upper region of Jackson Cove. After completing the Jackson BMP, operations will move to Monroe Cove.

The checklists are constantly being improved. The grapple truck is performing as expected.

7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)

7.1 Fluvanna County Board of Supervisors Report

None

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

Carol Brown	300/1	10.1 Tennis Policy
Bobbi Vernon	335/9	Swimming Pool Memberships
Wayne Schmidt	370/3	Transparency and Accountability

9. UNFINISHED BUSINESS

None

10. BYLAW AND POLICY CHANGES – SECOND READING

10.1 Amend PM 6.08 Facilities Rules and Regulations: Tennis and Basketball Courts to update rules for playing tennis (Meg Gore, Asst. Sec. for Policy Review)

MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors table amendments to PM 6.08 until the September Board meeting.”

Motion carried 7-0-0

The Board recessed from 8:30 PM to 8:40 PM.

11. NEW BUSINESS

11.1 Request for a Waiver of Enforcement Paving 338/9 (GM Korhonen)

MOTION by Director Gott seconded by Secy. Fickes “that the Board of Directors grant a waiver of enforcement of the policy regarding easements and right of way at Lot 338, Section 9, with the stipulation that the paved right of way may not be used for permanent parking.”

Motion carried 4-3-0 Treas. Harrison, Directors Meiss and Ellen dissenting

11.2 Request for Waiver of Tenant Fees by Larry Babin 113/12 (GM Korhonen)

MOTION by Director Ellen seconded by Director Gott “that the Board of Directors grant a waiver of the Annual Tenant Fee for Rental Property to Capt. Babin for the property 38 Morewood Place for the remainder of the year 2009 and for the year 2010 based on the conditions that he is on active military duty and is stationed out of state.”

Motion carried 7-0-0

11.3 Lake Health Action Items (Joy Bauserman, Lake Health Manager)

The Board took no action. The request will be addressed as part of the 2010 budget process.

11.4 Proposed Audits for 2009 (Bud Mauldin, Chair Audit Committee)

MOTION by Director Meiss seconded by Director Gott “that the Board of Directors approve the list of proposed audits for 2009 from the Audit Committee as presented in the August 27, 2009 Board packet.”

Motion carried 7-0-0

11.5 Committee Appointments

None

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

None

13. STATUS REPORTS

None

14. REMARKS FROM THE BOARD

VP Platt stated that the Marina Office has been completed. He reminded residents of the upcoming Yard Sales and the planned Labor Day festivities. Peggy Alexander commented that adequate volunteers have committed for Labor Day activities.

Treas. Harrison said that the Main Dam low level drain will be a major expense that could potentially demand a special assessment. He stated that a plan should be in place to meet an October cutoff date for dam recertification inputs. He reminded residents to watch for muskrat above water winter home constructions

Director Gott thanked Marty DeCarlo for his years of service and wished him well in his retirement.

Director Ellen thanked the LMOA Staff for placing the BOD meeting packets on the LMOA web site. She asked that if residents have swimming pool issues to keep the BOD directly informed and stated that she favors charging a fee to all tennis guests.

15. BYLAW AND POLICY CHANGES – FIRST READING

- 15.1 Amend PM 6.01 Recreation Facilities & Activities, 6.09 Clubhouse & Associated Facilities, 6.10 Facility Reservation & Use, and 8.04 Use of Clubhouse & Other Facilities to consolidate rules and eliminate duplicate policies (Meg Gore, Asst. Sec. for Policy Review)**

16. ADJOURNMENT

Pres. Cumming adjourned the meeting at 9:42 PM.

by:

Don Fickes, Secretary