

**LMOA BOARD OF DIRECTORS  
Open Session Minutes**

**DATE:** Wednesday, December 22, 2010

**PLACE:** Terrace Room, LMOA

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

**Absent:**  
Benita Ellen, Vice President

**STAFF:**             John Korhonen  
                          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. Meiss at 6:02 PM on December 22, 2010.

**MOTION by Director Gott and seconded by Director Fickes "that the Board of Directors go into Executive Session to discuss legal, contractual, and personnel issues."**

Motion carried 6-0-0

**2.       RECONVENE IN OPEN SESSION**

The meeting reconvened at 6:56 PM.

**3.       PLEDGE OF ALLEGIANCE**

**4.       EXECUTIVE SESSION REPORT**

Secy. Dillon reported that the Board of Directors met in Executive Session at 6:02 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:56 PM. No action was taken during the December 22, 2010 Executive Session.

**5. MINUTES AND CONSENT AGENDA**

**MOTION by Secy. Dillon seconded by Director Fickes “that the Board of Directors approve minutes of the Executive Session November 18, 2010 and the Open Session November 18, 2010 approve records of the Work Session on the 2011 Budget, November 20, 2010, the Work Session on the 2011 Budget, November 29, 2010 and the Work Session and Public Hearing on the 2011 Budget, December 4, 2010 and approve minutes of the Special Open Session, December 9, 2010 to Adopt 2011 Budget.”**

Motion carried 6-0-0

**11. OTHER REPORTS**

**11.1 Fluvanna County Board of Supervisors Report – Supervisor Ott**

Supervisor Ott and Pres. Meiss executed the land swap agreement  
Pres. Meiss presented a Jefferson Cup to Supervisor Ott for his dedication and service to the Lake Monticello community.

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

Wayne Schmidt	370/3	9.1 and 9.5
Cam White	431/4	Budget

**7. UNFINISHED BUSINESS**

**7.1 Special Meeting of Members to approve ERA Funds for Repair of Dams (Treas. Harrison)**

**MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors set a Special Meeting of the Members for April 2, 2011 to decide whether or not to use \$700,000 from the ERA principal to pay for the dam repair.”**

**Director Gott calls the question.**

Motion carried 4-2-0 Secy. Dillon and Director Johnson dissenting

**MOTION by Treas. Harrison seconded by Director Fickes “that the Board of Directors set a Special Meeting of the Members for April 2, 2011 to decide whether or not to use \$700,000 from the ERA principal to pay for the dam repair.”**

Motion carried 4-2-0 Secy. Dillon and Director Johnson dissenting

**MOTION by Treas. Harrison seconded by Director Fickes “that the Board of Directors provide to the Finance and Investment Committees a draft of the proposal and Board statement by January 13 for their respective review and comments.”**

Motion carried 6-0-0

**MOTION by Treas. Harrison seconded by Director Fickes “that the Board of Directors set a special Board meeting on January 20 to review and approve the proposal and Board statement on the impact and consequences of a yes or no vote.”**

Motion carried 6-0-0

**8. BYLAW AND POLICY CHANGES - Second Reading**

None

**9. NEW BUSINESS**

**9.3 Lake Monticello Triathlon (Pres. Meiss)**

**MOTION by Director Gott seconded by Director Fickes “that the Board of Directors approve hosting an Olympic distance triathlon in May, 2011 and direct the General Manager to finalize details and logistics, ensuring no financial obligations to LMOA.”**

**MOTION by Secy. Dillon seconded by Treas. Harrison to amend the motion by “adding ‘insurance coverage’ after ‘finalize details’ ”.**

Motion to amend carried 6-0-0

Motion as amended carried 5-1-0 Director Johnson dissenting

**9.1 Acres Dam Contract (Linda Adams, Solicitations and Contracts Administrator)**

**MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors approve and authorize the President and General Manager enter into a Contract with Digs, Inc. for the Firm Fixed Price of \$49,656.00 to be funded from the Acres Pond Maintenance Fund.”**

Motion carried 6-0-0

**9.2 Marina Docks Demolition Request for Quote (Linda Adams, Solicitations and Contracts Administrator)**

**MOTION by Treas. Harrison seconded by Secy. Dillon “that the Board of Directors authorize Staff to issue an RFQ with the intent to award a contract for the removal of 48 boat docks and pilings at the Marina.”**

Motion carried 6-0-0

RFQ is not to be issued until instructed by the Board.

**9.4 Acres Dam Consulting Contract (Linda Adams, Solicitations and Contracts Administrator)**

**MOTION by Treas. Harrison seconded by Director Gott “that that the Board of Directors approve and authorize the President and General Manager enter into a contract with Watershed Services, Inc. to oversee the repair work to the Acres Pond Dam for the Firm Fixed Price of \$4,500.00 to be funded from the dam maintenance allocation from the ERA dividends and interest.”**

Motion carried 6-0-0

**9.5 Tufton Dam Breach Analysis and Inundation Study for Recertification (Linda Adams, Solicitations and Contracts Administrator)**

**MOTION by Treas. Harrison seconded by Director Gott “that the Board of Directors authorize Staff to issue an RFP to the marketplace with the intent to award a contract for engineering services to perform a Breach Analysis & Inundation Study for Tufton Pond Dam recertification to be funded by Operations.”**

Motion carried 6-0-0

**9.6 Committee Appointments**

**MOTION by Director Gott seconded by Secy. Dillon “that the Board of Directors**  
**to the Safety and Security Committee**  
**reappoint Randy Kreps and Ray Weimer for terms beginning January 1, 2011 and ending December 31, 2013,**  
**to the Finance Committee**  
**reappoint Cam White for a term beginning January 1, 2011 and ending December 31, 2011,**  
**to the Golf Committee**  
**reappoint Cliff Altschull for a term beginning January 1, 2011 and ending December 31, 2011,**  
**to the Election Committee**  
**reappoint Mary Ann Hayward for a term beginning January 1, 2011 and ending December 31, 2013 and appoint Pat Podwyssocki and Diane Everline for terms beginning January 1, 2011 and ending December 31, 2013,**  
**to the Storm Water Management Committee**  
**reappoint Mel Podwyssocki for a term beginning January 1, 2011 and ending December 31, 2013, and**  
**to the Wildlife Committee**  
**appoint Page Gifford, Cindy Calhoun and Paul St. Clair for terms beginning January 1, 2011 and ending December 31, 2013.”**

Motion carried 6-0-0

## **10. LMOA REPORTS**

### **10.1 President's Report (Pres. Meiss) \***

We have reached the end of 2010 and it has been quite a year for LMOA. Just 363 days ago, we were experiencing record setting snowfall. From where I sit, I hope today's snow is not the beginning of another snowy winter. But if it is, I am confident that our staff and vendors will again perform admirably.

We are half way through this Board year and we have accomplished quite a bit. Much of our time has been spent on a couple of items, the necessary repairs to the main dam and the 2011 budget.

One accomplishment I am particularly proud of is the agreement between LMOA and the County in the land exchange. I would like to thank everyone who played a role in this but I would like to especially thank Gene Ott and Chuck Johnson for their support and active roles in getting this accomplished.

Last week, we approved a budget that holds the line on operational expenses, adds to our reserves and created a Common Property Cost Center to try to make the budget easier to follow.

Last month, we approved a contract with Watershed Services who will consult and assist LMOA on various aspects of the dam projects we have in the coming months.

There will be many challenges in 2011, there is no doubt about that. But in the mean time, I hope everyone is able to enjoy the holiday season and my wife Jennifer and I would like to wish everyone a very happy holiday season.

\* This report was written prior to the original meeting, it was modified slightly but changes were not captured.

### **10.2 Treasurer's and ERA Report (Treas. Harrison)**

As of November 30, 2010, the gains in the LMOA investment accounts are \$656,104. The realized ERA Current Principal remains \$6,679,142.

Administration Department is close budget. Maintenance Department is slightly under budget. Security Department expenses are under budget and income is close to budget. Golf (\$207,056), Tennis (\$502) and the Pool (\$30,574) are operating at a loss. The Marina (\$52,395) is operating at a profit.

### **10.3 General Manager's Report (GM Korhonen)**

- snow removal from recent storm
- dredger is currently out of service due to being frozen in cove
- compost site update

### **10.4 Dam Project Status (GM Korhonen)**

- provided chart to Board on progress

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

None

**13. STATUS REPORTS**

None

**14. REMARKS FROM THE BOARD**

Director Johnson recognized Kenny Tillman who is retiring from LMOA.

Secy. Dillon complimented LMOA on snow removal efforts, thanked Broadcast Committee for their work at the Board meetings, and wished holiday greetings to Board and residents.

Treas. Harrison said more winter weather could be coming over Christmas. Wished everyone happy holidays.

Director Fickes wished all happy holidays

Director Gott wished everyone a Merry Christmas

**15. BYLAW AND POLICY CHANGES - First Reading**

None

**16. ADJOURNMENT**

Pres. Meiss adjourned the meeting at 8:44 PM.

by:

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Gary Dillon, Secretary