

**LMOA BOARD OF DIRECTORS
Open Session Minutes**

DATE: Thursday, March 24, 2011

PLACE: Terrace Room, LMOA

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

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 6:04 PM on March 24, 2011.

MOTION by VP Ellen and seconded by Director Johnson “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. Dillon reported that the Board of Directors met in Executive Session at 6:04 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:21 PM. No action was taken during the March 24, 2011 Executive Session.

5. MINUTES AND CONSENT AGENDA

MOTION by VP Ellen and seconded by Director Gott “that the Board of Directors approve the minutes of the Executive Session February 24, 2011 and the Open Session February 24, 2011, approve the record of the Work Session, March 7, 2011 with the Fluvanna County Supervisors, approve the minutes of the Special Executive Session March 7, 2011 and the Special Open Session March 7, 2011 and confirm the Consent Agreement March 18, 2011 for the Marina Docks Contract.”

Motion carried 7-0-0

6. OTHER REPORTS

6.1 Fluvanna County Board of Supervisors Report – Supervisor Chesser

- Thanked the Board for the recent work session
- Announced the proposed tax rate
- Briefed Board on the reassessment process
- Telecommunications workshop to discuss the Master Plan
- Zion Crossroads VDOT study for economic development
- Emergency services, call volume, response times

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

Wayne Schmidt	370/3	TAB 5.6, TAB 10
Cliff Altschull	90/4	Finance Committee
Steve Carney	385/2	ERA

8. UNFINISHED BUSINESS

~~8.1 Amendments to the Ad Hoc Committee for Donations to LMOA Charge (Bill Scanlon, Chair)~~

8.2 Board Statements on Special Meeting of Members April 2, 2011 (Pres. Meiss)

All Board members made statement regarding their support/opposition to the dam funding proposal.

9. BYLAW AND POLICY CHANGES - Second Reading

9.1 Amend Bylaws Article 4. Meetings of Members to add 4.13 Members’ Privilege to Vote without Hindrance or Delay (VP Ellen)

MOTION by VP Ellen and seconded by Director Fickes “that the Board of Directors amend LMOA Bylaws Article 4, Meeting of Members, to add 4.13, Members’ Privilege to Vote without Hindrance or Delay as presented in the March 24, 2011 Board packet.”

Motion carried 5-2-0 Secy. Dillon and Director Johnson dissenting

9.2 Amend PM 14.02 General Rules and Regulations to Allow Canvassing for Signatures for Fluvanna County Elected Offices (Secy. Dillon)

MOTION by Secy. Dillon and seconded by Director Gott “that the Board of Directors modify PM 14.02 General Rules and Regulations to allow property owners and residents to canvas for signatures for Petition of Qualified Voters for the following Fluvanna County elected offices:

- **Board of Supervisors (Rivanna and Cunningham District candidates only)**
- **Clerk of Court**
- **Commonwealth's Attorney**
- **Sheriff**
- **Commissioner of Revenue**
- **Treasurer**
- **School Board (Rivanna and Cunningham District candidates only)**
- **Soil and Water Conservation Director for Thomas Jefferson District**

as presented in the March 24, 2011 Board packet.”

Motion carried 7-0-0

10. NEW BUSINESS

10.1 Lease Renewal for the Pool Snack Bar (Linda Adams, Solicitations and Contracts Administrator)

MOTION by Director Gott and seconded by Secy. Dillon “that the Board of Directors authorize the President and General Manager to execute an Amendment Option to renew the Lease Agreement with Elfstone Restaurants, Inc. for operation of the Pool Snack Bar for the 2011 swimming season, with the terms and conditions specified in the Lease.”

Motion carried 7-0-0

10.2 Filter Drain Contract with Watershed Services for Main and Tufton Dams

MOTION by Director Gott and seconded by VP Ellen “that the Board of Directors authorize the President and General Manager enter into a Contract with Watershed Services for the installation of filter drains at the Main and Tufton Dams for the Firm Fixed Price of \$139,900.00.”

Motion carried 7-0-0

10.3 Seventh Fairway Pond (Ida Swenson, Chair Storm Water Management Committee)

MOTION by Director Gott and seconded by Secy. Dillon “that the Board of Directors authorize the General Manager to enter into a contract with Watershed Services, Inc. to repair the Pond on the Seventh Fairway for \$9,800.00 to be funded from Golf operations. The leaves will be removed from the Pond by Golf Maintenance personnel.”

Motion withdrawn

MOTION by Director Gott and seconded by Secy. Dillon “that the Board of Directors, after due consideration of the Golf Course Superintendent, Golf Pro, and the Golf Committee’s recommendations, authorize the General Manager to spend up to \$9,999 for amelioration of the dam failure on the Seventh Fairway Pond.”

MOTION by VP Ellen and seconded by Director Gott “to amend the motion adding ‘to be funded from Golf Operations’ ”.

Motion carried 5-2-0 Secy. Dillon and Director Johnson dissenting

Motion carried as amended 5-2-0 Secy. Dillon and Director Johnson dissenting

10.4 Acres Pond (Ida Swenson, Chair Storm Water Management Committee)

No action

Board recessed from 8:23 PM to 8:36 PM.

10.5 Waiver to Allow Lot 6 Section 3 Tenant to Maintain a Permanent Guest List (Pres. Meiss)

MOTION by Director Gott and seconded by Director Fickes “that the Board of Directors allow Cindy Baber, tenant at Lot 6 Section 3 to maintain a Permanent Guest List.”

Motion withdrawn

MOTION by Director Gott and seconded by Director Fickes “that the Board of Directors allow Cindy Baber, while a tenant at Lot 6 Section 3 to maintain a Permanent Guest List.”

Motion carried 7-0-0

MOTION by Director Gott and seconded by Director Johnson “that the Board of Directors direct Staff to submit amendments to the Policy Manual to allow all tenants to maintain a Permanent Guest List.”

Motion carried 7-0-0

10.6 Marina Docks Funding (Treas. Harrison)

MOTION by Treas. Harrison and seconded by Director Gott “that the Board of Directors approve the identified funding sources and approve modification of the MR&R items in the budget by moving the police vehicle into the 2012 reserve plan.”

Motion carried 6-0-1 Secy. Dillon abstaining

MOTION by Treas. Harrison and seconded by Director Gott “that the Board of Directors allocate the additional revenues to be realized from slip rentals (14 additional units) to MR&R for subsequent use in MR&R of other docks and slips.”

MOTION by Pres. Meiss and seconded by VP Ellen “to amend the motion by deleting ‘of other docks and slips’ ”.

Motion carried 7-0-0

Motion carried 7-0-0

10.7 Committee Appointments

MOTION by VP Ellen and seconded by Director Gott “that the Board of Directors appoint Rob Beck to the Ad Hoc Committee for Donations to LMOA effective immediately.”

Motion carried 7-0-0

11. LMOA REPORTS

11.1 President’s Report (Pres. Meiss)

On Saturday, April 2 a special meeting of LMOA members will take place. The single issue on the agenda is whether or not the membership will authorize the Board of Directors to withdraw \$700,000 from the Emergency Reserve Account to fund dam repairs. If you have not yet voted, proxies are due tomorrow by 5pm. If you do not vote by proxy, you can vote the day of the meeting between 10:00 am and 1:00 pm.

Watershed services has begun staging equipment and preparing to begin work on the repairs to the main dam. If you are interested in learning more about the repairs to the dam, Scott Cahill from Watershed services will be presenting information at an informational meeting here in the Terrace Room at 7 pm on March 31. This meeting will be televised on cable channel 10/977. The meeting will only cover the repairs, the subject of funding the repairs will not be discussed.

On Sunday, May 1, Lake Monticello will host an Olympic distance triathlon. The "Monticelloman Triathlon," will start and end at the Lake Monticello Clubhouse. The swimming and run portions of the race will be within Lake Monticello boundaries, the bike ride will take place on county roads. Please be aware as you travel in and around the Lake community that morning. The UVA Cancer Center is the race beneficiary. For more information or to volunteer, visit www.charlottesville multisports.com.

Community yard sales will be back again on Saturdays May 7 and 14. If you would like to register your yard sale, contact the administration office.

You will soon begin to see work being done in the Marina basin. The old wooden boat docks will be removed and new aluminum floating docks will be put in place. When the project is finished, there will be more slips available in the basin and we will also have temporary rentals available on a daily and weekend basis. A reminder though, only LMOA members can register boats and only registered boats can be launched into the lake. The project should be complete by May 15. Contact Marina Manager Gary Hannifan with questions related to dock space in the Marina. Thank you in advance for your patience as the project is underway.

The BOD had a productive meeting with Fluvanna County Supervisors Joe Chesser and Chris Fairchild. Hopefully this was the first in a series of ongoing meetings.

April 7, the BOD will hold a special meeting to certify candidates for the upcoming election to LMOA BOD.

11.2 Treasurer's and ERA Report (Treas. Harrison)

For the two months ending February 28, 2011

Investments

	December	January	February
ERA Principal	\$7,487,700	\$7,522,875	\$7,607,849
ERA Div and Interest	\$ 501,448	\$ 133,490	\$ 139,178
ERA Total	\$7,989,148	\$7,656,365	\$7,747,027
Road Reserve	\$ 288,142	\$ 382,010	\$ 508,497
STORFA	\$ 538,079	\$ 839,693	\$ 708,785
Lake Reserve	\$ 53,548	\$ 53,848	\$ 61,589

LMOA Admin

On target with \$160,456 in expenses and \$13,029 in income.

LMOA Maintenance

On target for income at \$1,710 and below budget for expenses at \$81,553.

LMOA Security and ECC

On target with \$139,466 in expenses and \$18,705 in income.

LMOA Golf

On target with \$114,013 in expenses and \$53,173 in income for a year to date loss of \$60,840.

LMOA Marina

Below target with \$16,978 in expenses and above target with \$50,965 in income for a year to date gain of \$33,987.

LMOA Pool

On target with \$6,825 in expenses and no income.

LMOA Tennis

Slightly above budget with \$995 in expenses and slightly below budget with \$460 in income.

11.3 General Manager's and Dam Project Status Report (GM Korhonen)

GM Korhonen presented status reports for repairs to LMOA dams:

Acres Dam

Contracts:

Digs for repairs at a cost of \$49,656

Watershed Services for consulting at a cost of \$4,500.

Construction is complete.

No payments made.

Tufton Dam

Contract:

Watershed Services for repairs at a cost of \$131,500.

Repairs not started.

Main Dam

Contracts:

Watershed Services for Main Dam repairs at a cost of \$311,600.

Watershed Services for repairs to the Main Dam low level drain at a cost of \$250,000.

Beginning to stage equipment.

Work not started.

Main and Tufton Dams Filter Drains

Contract awarded to:

Watershed Services for Main Dam repairs at a cost of \$139,900.

Progress Payments

No payments made.

Total dam expenses remaining \$856,500

GM Korhonen discussed other LMOA projects:

12th Tee Bridge

Partially constructed.

Photos

Watershed Services for Main Dam repairs at a cost of \$311,600.

7th Fairway Dam

Water level is up in pond.

Fish were saved

Temporary sand bags at out flow.

Photos.

Beach 4

Installation of stairs progressing.

Photos.

Marina Basin Docks

To be replaced by May 15.

Photo before demolition.

Clubhouse Exterior

Exterior needs painting which will begin when weather warms.

Photo.

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

None

13. STATUS REPORTS

None

14. REMARKS FROM THE BOARD

Director Johnson is pleased with marina work.

Secy. Dillon thanked Treas. Harrison and Director Johnson for their work on the marina docks.

VP Ellen announced that Bo's Pier Group needs volunteers and committee do too.

Treas. Harrison thanked Director Johnson and Linda Adams for their work toward the marina docks

Director Fickes thanked Treas. Harrison, Director Johnson and Linda Adams for their marina dock work.

15. BYLAW AND POLICY CHANGES - First Reading

None

16. ADJOURNMENT

Pres. Meiss adjourned the meeting at 9:15 PM.

by: _____
Gary Dillon, Secretary