



**5. MINUTES AND CONSENT AGENDA**

**MOTION by VP Johnson and seconded by Pres. Ellen “that the Board of Directors approve the minutes of the Executive Session June 23, 2011 and the Open Session June 23, 2011.”**

Motion carried 3-0-2 VP Johnson and Director Bauserman abstaining

**MOTION by VP Johnson and seconded by Pres. Ellen “that the Board of Directors accept minutes of the 39th Annual Meeting of Members June 25, 2011.”**

Motion carried 3-0-2 VP Johnson and Director Bauserman abstaining

**MOTION by VP Johnson and seconded by Pres. Ellen “that the Board of Directors approve the minutes of the Special Executive Session Organization and Orientation June 27, 2011 and the Special Open Session Organization and Orientation June 27, 2011.”**

Motion carried 5-0-0

**MOTION by Pres. Ellen and seconded by VP Johnson “that the Board of Directors approve the minutes of the Special Executive Session Legal and Personnel Issues July 10, 2011 and the Special Open Session Legal and Personnel Issues July 10, 2011.”**

Motion carried 5-0-0

**MOTION by Pres. Ellen and seconded by VP Johnson “that the Board of Directors approve the minutes of the Special Executive Session Legal and Personnel Issues July 18, 2011 and the Special Open Session Legal and Personnel Issues July 18, 2011.”**

Motion carried 5-0-0

**MOTION by Pres. Ellen and seconded by VP Johnson “that the Board of Directors approve record of the Work Session for Board Goals July 18, 2011.”**

Motion carried 5-0-0

**MOTION by Pres. Ellen and seconded by VP Johnson “that the Board of Directors record of the Work Session with Committee Chairs July 25, 2011.”**

Motion carried 5-0-0

**6. OTHER REPORTS**

**6.1 Fluvanna County Board of Supervisors Report – Supervisor Fairchild**

Supervisor Fairchild reported that plats are still needed for the lands surrounding the campground to finalize the land swap between LMOA and the County. He promised to follow up on the required plats. Supervisor Fairchild warned citizens of temporary dips and valleys on Rt. 53 near the new high school. He stated that the warning sign on Rt. 53 near the Tufton Gate entrance to the Lake is no longer there and he said he will get it back. He discussed the recent redistricting changing to five districts. He also reported that the Board of Supervisors is waiting for responses regarding water to the Zion Crossroads area.

**6.2 VDOT Report on Turkeysag Trail Improvements (Wayne Schmidt, Chair Buildings, Roads and Grounds Committee)**

Wayne Schmidt introduced Mr. Greg Krystyniak from VDOT who reported on planned changes to Rt. 1015 between the Turkeysag Gate and Rt. 53. The changes include an improved pedestrian access route to the shopping centers, two crosswalks, one raised median island and bicycle lanes.

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

Gerald McCall	325/1	12.5, 12.7 Dredging
Ida Swenson	121/12	10.5 Miniature Golf
Jerry Passer	484/5	BOS and Redistricting
Paul Seehaver	494A/12	Aqua Virginia
Wayne Schmidt	370/3	Aqua Virginia

**8. UNFINISHED BUSINESS**

None

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

None

**Board recessed from 8:28 PM to 8:41 PM.**

**10. NEW BUSINESS**

**10.1 Request for Waiver of Annual Tenant Fee Lot 1, Section 11 Frederick (GM Korhonen)**

**MOTION by VP Johnson and seconded by Treas. Altschull “that the Board of Directors deny a waiver of the Annual Tenant Fee to Janice Frederick for the property 2 Bridlewood Drive for the year 2011.”**

Motion carried 5-0-0

**10.2 Request for Waiver of Annual Tenant Fee, Lot 83, Section 6 Thompson (GM Korhonen)**

**MOTION by Treas. Altschull and seconded by VP Johnson “that the Board of Directors deny a waiver of the Annual Tenant Fee to Bill Thompson for the property 29 Riverside Drive for the year 2011.”**

Motion carried 5-0-0

**10.3 Request for Waiver of Annual Tenant Fee, Lot 331, Section 8 Cohen (GM Korhonen)**

**MOTION by VP Johnson and seconded by Treas. Altschull “that the Board of Directors deny a waiver of the Annual Tenant Fee to Benjamin and Christine Cohen for the property 1 Highland Road for the year 2011.”**

Motion carried 5-0-0

**10.4 Board Liaisons to Committees (Pres. Ellen)**

Tabled until Board vacancy is resolved.

**10.5 Miniature Golf at LMOA (Treas. Altschull)**

**MOTION by Treas. Altschull and seconded by VP Johnson “that the Board of Directors permit Miniature Golf on the Go to operate its miniature golf concession on the dates August 8 through August 14 and again on August 31 through September 4 on the same general terms as the past Independence Weekend. The General Manager shall ensure that lighting will be available on each of the three sports courts to enable adequate lighting for night time use.”**

Motion withdrawn

**MOTION by Pres. Ellen seconded by VP Johnson “that the Board of Directors permit Miniature Golf on the Go to operate its miniature golf concession on the dates August 8 through August 14 and again on August 31 through September 4 on the same general terms as the past Independence Weekend.”**

Motion carried 4-1-0 Asst. Secretary Fickes dissenting

**10.6 Board of Director Vacancy (Pres. Ellen)**

**MOTION by Treas. Altschull and seconded by Asst. Sec. Fickes “that the Board of Directors appoint the next highest vote getter Ida Swenson, to fill the Board vacancy for a term ending June 2013.”**

Motion carried 5-0-0

New Director Ida Swenson seated.

## 10.7 Committee Appointments

**MOTION by VP Johnson and seconded by Pres. Ellen “that the Board of Directors appoint**

***John Swenson to the Golf Committee for a term beginning immediately and ending December 31, 2011,***

***Richard K. Cummings and Duncan Nixon to the Finance Committee for terms beginning immediately and ending December 31, 2013,***

***Richard K. Cummings to the Audit Committee for a term beginning immediately and ending December 31, 2013,***

***George Lechner to the Storm Water Management Committee for a term beginning immediately and ending December 31, 2011 and***

***Lyman Drake, Ted Moser, Ray Weimer, Christopher Walz and Susanna Cook to the Ad Hoc Committee for Community Pavilion.”***

Motion carried 5-0-0

## 11. RECESS

Recess was held earlier in the meeting.

## 12. LMOA REPORTS

### 12.1 President’s Report (Pres. Ellen)

There are many happy times ahead with July 4<sup>th</sup> swimming, boating, tennis and fireworks. LMOA has consulted with legal council on grinder pumps and concerns continue to move forward. A dredging work session will be held in August to evaluate lake health and dredging. We are making good progress on all the dam repairs. School starts on August 9, be careful and watch for school busses. Presented Ron Ritter with a Jefferson Cup.

### 12.2 Treasurer’s and ERA Report (Treas. Altschull)

No formal report available now. Kym Sampsell is still ill. There is no reason for great concern. We are bringing in professional help and a volunteer Mr. Cummings from the Audit Committee is helping. We will possibly be looking at new financial software. There is a need for good financial statements in August. \$700,000 has been withdrawn for dam repairs and the ERA balance now stands at a little less than \$7 million dollars.

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

GM Korhonen reported on the status of dam repairs:

#### Acres Dam

Construction complete.

Contractors paid in full:

Digs	\$50,256
Watershed Services for consulting	\$ 4,500
Total	\$54,756

#### Tufton Dam

Repairs in progress.

Contractor paid:

Watershed Services	\$127,700	97%
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#### Main Dam

Repairs in Progress.

Contractor paid:

Watershed Services	\$292,420	94%
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#### Main Dam Low Level Drain

Repairs in Progress.

Contractor paid:

Watershed Services	\$221,980	89%
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#### Main and Tufton Dams Filter Drains

Repairs in progress.

Contractor paid:

Watershed Services	\$80,320	57%
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#### Progress Payments

Total dam expenses	\$856,500	
Total paid to date:	\$777,176	91%

GM Korhonen discussed other LMOA projects:

Silted in cross road culvert at 514 Jefferson

Beach 4 road ditch

Maintenance projects horse shoe pits repair, road side mowing

Marina light

Silted in boat dock

### 12.4 Finance Committee Report (Marlene Weaver, Member, Finance Committee)

Marlene Weaver, Finance committee Secretary reported for Jim Mixter, Finance Chair.

The Finance Committee now has seven members. The Committee is requesting separate MR&R accounts that now reside in STORFA. 2011 projects are: Upgrade the financial management system, hold orientation briefings, recommend 2012 Operation and Reserve Budgets and improve financial processes.

**12.5 Dredging Report (Rich Barringer, Lake Maintenance Dredging Project Manager)**

There is \$148.1K budgeted for the equipment loan until 2013. Equipment maintenance of \$57.5K is fully funded. This year the equipment had a low down time. Twenty dredging days were lost when maintenance had to respond to snowfalls. Philip Powell is the backup dredging operator. Beach 4 needs attention this winter. There are 97 owners on the list for dredging. A dredging work session will be held in August.

**12.6 Redistricting Update (Treas. Altschull)**

Treas. Altschull stated that he is the BOD Liaison to the County BOS redistricting meetings. The Golf Pavilion Ad Hoc Committee has 7 members and still no Chairman.

**12.7 Dredging and Lake Health (Director Bauserman)**

Director Bauserman discussed Washington Cove complaints. She said that water and land tours of 35 coves were conducted with Scott Cahill, John Korhonen and committee members attending. 18 coves were full of sediment and leaves. She stated that E-Coli present in water can indicate fecal contamination.

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

Burt Marks                                      308B/4                      BOD action outside the community

**14. STATUS REPORTS**

None

**15. REMARKS FROM THE BOARD**

Treas. Altschull thanked John Korhonen and Linda Adams for their financial help.

Director Swenson thanked the membership for trusting her. She promised to serve the LMOA owners. She said that rain barrels help reduce sediment in the lake. She directed attention to a homeowner's guide to stream restoration entitled "Don't muddy Our Lake".

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

**16.1 Amend PM 16. Committee Charters: Storm Water Management Committee Charter to Update Committee purpose, duties and responsibilities (Ida Swenson, Chair Storm Water Management Committee)**

**16.2 Add PM 4.02R Financial Management: Reserves Management (Director Johnson)**

**17. ADJOURNMENT**

Pres. Ellen adjourned the meeting at 10:24 PM.

by: \_\_\_\_\_  
Don Fickes, Assistant Secretary