

**LMOA BOARD OF DIRECTORS  
Open Session Minutes**

**DATE:** Thursday, September 22, 2011

**PLACE:** Terrace Room, LMOA

**DIRECTORS:**       **Present:**  
Britt Johnson, Vice President       Clifford Altschull, Treasurer  
Valerie Palamountain, Secretary   Don Fickes  
Ida Swenson                               Joy Bauserman

**DIRECTORS:**       **Absent:**  
Benita Ellen

**STAFF:**           **Present:**  
John Korhonen  
Peggy Alexander  
Meg Gore

**1.      CALLED TO ORDER**

The meeting of the Lake Monticello Owners' Association was called to order in Open Session by VP Johnson at 6:02 PM on September 22, 2011.

**MOTION by Director Swenson and seconded by Director Fickes “that the Board of Directors go into Executive Session to discuss legal, contractual and personnel matters.”**

Motion carried 6-0-0

**2.      RECONVENE IN OPEN SESSION**

The meeting reconvened at 7:03 PM.

**3.      PLEDGE OF ALLEGIANCE**

**4.      EXECUTIVE SESSION REPORT**

The Board met in Executive Session at 6:02 PM to discuss legal, contractual, and personnel matters. The Executive Session adjourned at 6:54 PM.

No action was taken during the September 22, 2011 Executive Session.

## 5. MINUTES AND CONSENT AGENDA

**MOTION by Director Swenson and seconded by Director Fickes “that the Board of Directors approve the minutes of the Executive Session August 25, 2011 and the Open Session August 25, 2011.”**

Motion carried 6-0-0

**MOTION by Director Swenson and seconded by Treas. Altschull “that the Board of Directors approve the minutes of the Executive Session August 25, 2011 and the Open Session August 25, 2011 removing Peggy Alexander’s name from the list of Staff who were present at the Open Session.”**

Motion carried 6-0-0

**MOTION by Director Fickes and seconded by Director Bauserman “that the Board of Directors confirm consent agreement for the Road Patching Contract to Roger Robertson, Inc. dated September 20, 2011 as sent out electronically.”**

Motion carried 6-0-0

## 6. REPORTS

### 6.1 Fluvanna County Board of Supervisors Report – Supervisor Chesser

Board of Supervisors approved a telecommunications ordinance and master plan on 9/21/11. BOS approved a reassessment plan on 9/21/11 to be performed by Blue Ridge Mass Appraisers.

Land swap one plat needs to be checked off, and it should be finished soon.

BOS agreed to a contract with SPCA until June 2012.

Recommended an open discussion on storm water management with Lesley Middleton of the Fluvanna River Basin Commission, and Jay Scudder, Darrin Coffey and Roger Black.

Develop a pipeline to Zion Crossroads in the area that is slated for high density development.

### 6.2 President’s Report

Director Bauserman made a comment regarding the oxygen content of the water and the water quality of the lake.

VP Johnson recommended that anyone who has questions about statements made by Board members be directed at the specific Board member.

VP Johnson commended Director Ellen for her leadership and service to the community upon her resignation as President.

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

Treas. Altschull reported on the current financial standing. No report was given on the ERA.

#### **6.4 Dam Project Status Report (GM Korhonen)**

Dam Project is 97% complete. Williamsburg Environmental Group (WEG) inundation study under the new regulations now classifies Tufton Dam as high hazard.

October Fest is on October 8, which is a religious holiday. GM Korhonen apologized for the error. The activities will continue as planned.

#### **6.5 Finance Committee Report (Jim Mixer, Chair)**

Work is continuing with volunteers and the staff on the financial review. Budget process is underway. Requests for new initiatives have been received. Work sessions will be held in October.

Finance Committee is looking at the conflict in 4.02Q and will report back to the Board in October.

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

Wayne Schmidt      370/3      Program management at LMOA is done by volunteers and cannot be delegated to staff.

Rob Beck              291/3      19 Hardwood, Chair of Lake Preservation Committee. Thanked VP Johnson for opening up the lines of communication between the Board and the committees. VP Johnson responded by asking the committees to work together whenever it is appropriate.

#### **8. UNFINISHED BUSINESS**

None

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

##### **9.1 ~~Amend PM 16.18 Committee Charters: Storm Water Management Committee Charter to Update Committee purpose, duties and responsibilities (Director Swenson)~~**

~~***“Move that the Board of Directors amend PM 16.18 Committee Charters: Storm Water Management Committee Charter to update Committee purpose, duties and responsibilities as presented in the September 22, 2011 Board packet.”***~~

This item was removed from the agenda while the Storm Water Management Committee elects a chair and adds new members.

#### **10. RECESS**

The Board recessed for 10 minutes at 7:48 PM. Board reconvened at 8:00 PM.

11. **NEW BUSINESS**

11.1 Election of Officers for remainder of 2011-2012 Board Year (VP Johnson)

**MOTION** by Director Fickes and seconded by Director Swenson *“that the Board of Directors vote by secret ballot during the election of officers for any officer position where there is more than one nominee, as permitted by the Virginia Property Owners’ Association Act, Section 55-510.1.”*

Motion carried 6-0-0

**PRESIDENT**

**MOTION** by Treas. Altschull and seconded by Director Bauserman *“that nominations be closed for the Office of President and VP Johnson be named to that position by acclamation.”*

Motion carried 6-0-0

**VICE PRESIDENT**

Nominations:

Don Fickes  
Joy Bauserman

**MOTION** by Pres. Johnson and seconded by Director Swenson *“that nominations be closed for the Office of Vice President and a secret ballot be held for that office.”*

Motion carried 6-0-0

Vote:

Joy Bauserman – 4 votes  
Don Fickes – 2 votes

**ASSISTANT TREASURER**

**MOTION** by VP Bauserman and seconded by Pres. Johnson *“that the Board of Directors appoint Marlene Weaver, a member of the Finance Committee, as Assistant Treasurer for a term effective immediately and ending June 30, 2012.”*

Motion withdrawn

**STEERING COMMITTEE**

**MOTION** by Director Swenson and seconded by Treas. Altschull *“that the Board of Directors appoint the President, Vice President and Treasurer to the Steering Committee.”*

Motion carried 6-0-0

**11.2 Lake Monticello Volunteer Fire and Rescue Annual Donation (Treas. Altschull)**

**MOTION by Treas. Altschull and seconded by Pres. Johnson “that the Board of Directors approve the donation to Lake Monticello Fire and Rescue in the amount of \$20,000 to be charged to the Administration Department, Professional Services category.”**

Director Swenson recommended that the donation be increased for next year because of increased costs, and that the Lake Monticello Volunteer Fire and Rescue be invited present their needs to the Board at the next meeting.

Motion carried 6-0-0

Len Bozza, President of Lake Monticello Volunteer Fire and Rescue (LMVF&R), thanked the Board for its support. LMVF&R was recognized for outstanding medical emergency service in the area. Treas. Altschull recommended that the Board encourage all residents to donate \$5.00 to \$10.00 in support of Lake Monticello Volunteer Fire and Rescue.

**11.3 Request for Waiver of Annual Tenant Fee Lot 295 Section 4 Lanzalotto (GM Korhonen)**

**MOTION by Director Swenson and seconded by Treas. Altschull “that the Board of Directors deny a waiver of the Annual Tenant Fee to Marie Lanzalotto for the property 4 Winn Court for the year 2011.”**

Motion carried 6-0-0

**11.4 Request for Waiver of Annual Tenant Fee Lot 107 Section 7 Lau (GM Korhonen)**

**MOTION by Director Swenson and seconded by Treas. Altschull “that the Board of Directors deny a waiver of the Annual Tenant Fee to Judy Lau for the property 7 Sandy Beach Court for the year 2011.”**

Motion carried 6-0-0

Treas. Altschull recommended that all residents become familiar with the LMOA policies before requesting a waiver of fees.

**11.5 Monticelloman Half Triathlon (Kate Lucas, Race Director)**

**MOTION by Director Swenson and seconded by VP Bauserman “that the Board of Directors approve hosting Monticelloman Half Triathlon on May 6, 2012, the same morning of the Monticelloman Olympic Triathlon, and direct the General Manager to finalize details and logistics, ensuring no financial obligations to LMOA.”**

Motion carried 6-0-0

Treas. Altschull recommended that LMOA provide information on Lake Monticello to the participants.

**11.6 2011-2012 Board Goals and Liaisons to Committees (Pres. Johnson)**

Assignments of committee liaisons and Board goals will be posted.

**11.7 Technologies (VP Johnson, Sec. Palamountain)**

Will be presented in October.

**11.8 Committee Appointments**

**MOTION by Director Swenson and seconded by Director Fickes “that the Board of Directors appoint Mike Harrison and Julius Neelley to the Ad Hoc Committee for Deer Control by Lethal Means for terms beginning immediately and Eleanor Harvey to the Wildlife Committee for a term beginning immediately and ending December 31, 2012.”**

Motion carried 6-0-0

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

None

**13. REMARKS FROM THE BOARD**

Director Swenson reminded residents that the Fall Celebration is October 8, 2011.

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

None

**15. ADJOURNMENT**

Pres. Johnson adjourned the meeting at 8:30 PM.

by: \_\_\_\_\_  
Valerie Palamountain, Secretary