

**LMOA BOARD OF DIRECTORS  
Open Session Minutes**

**DATE:** Thursday, April 23, 2009

**PLACE:** Terrace Room, LMOA

**DIRECTORS: Present:**  
Leighton Cumming, President                      Ed Seroskie, Vice President  
John Platt, Secretary                                      Scott Meiss, Treasurer  
Don Fickes                                                      Ray Gott  
Mike Harrison (by phone for Agenda Item 10.1 only)

**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 6:00 PM on April 23, 2009.

**MOTION by Director Gott 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 7:05 PM.

**3. PLEDGE OF ALLEGIANCE**

**4. EXECUTIVE SESSION REPORT**

Secy. Platt reported that the Board of Directors met in Executive Session at 6:00 PM to discuss legal, contractual, and personnel matters.

No action was taken during the Executive Session.

The Executive Session adjourned at 6:48 PM.

**5. MINUTES AND CONSENT AGENDA**

**MOTION by Secy. Platt seconded by VP Seroskie “that the Board of Directors approve the minutes of the Executive Session, February 26, 2009 and the Open Session, February 26, 2009, the record of the Work Session on the June Ballot held March 9, 2009 and confirm a Consent Agreement dated March 17, 2009 for a statement on the James River Joint Water Authority.”**

**MOTION by Treas. Meiss seconded by Director Fickes “to amend the March 26, 2009 minutes, General Manager’s Report to replace the first sentence with ‘GM Korhonen reported that enforcement of recent speeding policy has been suspended but the police continue to write speeding tickets for Lake Monticello and urges everyone to observe basic rules when walking on LMOA roads.’”**

Amendment carried 6-0-0

Motion carried as amended 6-0-0

**6. LMOA REPORTS**

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

Pres. Cumming commented on the grass roots organization ‘GO’ that was formed by residents to support the proposed dues increase. Pres. Cumming stated that one of the reasons that the golf course operates at a deficit is because we are making up for years of neglect. She also observed that all residents who say they don’t use any amenity do use the roads, police and security which are amenities that are provided by our dues. She noted that the last time there was a dues increase approved by the membership for operations was in 1998.

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

Treas. Meiss reported on LMOA’s finances through March 31, 2009 and noted that 63% of the membership had paid their dues in full and 11 % were on a monthly plan.

**6.3 General Manager’s Report (GM Korhonen)**

GM Korhonen reported on the pending litigation with respect to the Schiff property and that a trial date had been set for the month of October, 2009 and that the construction of the bulkheads should be started in a week or two as the construction was held up due to erosion and control plans.

**6.3 Golf Report (Mark Marshall, Golf Pro)**

Mark Marshall reported on the golf course and presented plans and ideas to generate golf revenue. He highlighted the Junior Golf Program, the different golf leagues available to residents, and a schedule change to increase the number of starting times. He introduced the recently hired Golf Course Superintendent, Dick Bushey, who reported on the current condition of the greens and work that had been done or was being planned to improve the greens.

**7. FLUVANNA COUNTY REPORTS (10 Minutes per Report)**

**7.1 Fluvanna County Board of Supervisors Report (Supervisor Ott)**

Supervisor Ott reported on the Fluvanna County Budget and why Fluvanna County has a low tax rate. He commented that LMOA was a important asset to the County and that it needs to remain a viable community. He reported on the water authority and the pending legal action with respect to the water authority.

**~~7.2 Auditor's Report (Randy Jones, Farmer, Robinson, Cox Associates)~~**

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

Steve Carney	385/2	Support dues increase
Dean Murphy	115/8	Support dues increase
Ida Swenson	121/12	Support dues increase
Wayne Schmidt	370/3	Misc topics

**9. UNFINISHED BUSINESS**

None

**10. BYLAW AND POLICY CHANGES – SECOND READING**

Director Harrison joined the meeting by phone.

**10.1 Amend PM 04.02Q Financial Management - LMOA Investment Policy to update account name from Long Term Investment to Emergency Reserves, update restrictions and withdrawal requirements (Treas. Meiss)**

**MOTION by Treas. Meiss seconded by VP Seroskie “that the Board of Directors approve the revision of PM 04.02Q Financial Management - LMOA Investment Policy to update account name from Long Term Investment Account to Emergency Reserves Account, update restrictions and withdrawal requirements as presented in the April 23, 2009 Board packet.”**

Motion carried 6-1-0 Director Fickes dissenting

Director Harrison left the meeting.

The Board recessed from 8:41 PM to 8:59 PM.

**11. NEW BUSINESS**

**11.1 Golf Maintenance Bedknife Grinder Purchase Order (Marty De Carlo, Director of Contracts)**

**MOTION by Director Gott seconded by Director Fickes “that the Board of Directors authorize the President and General Manager to issue a Purchase Order to G. L. Cornell Company for the procurement of a Bedknife and Reel Grinder in the total firm fixed price amount of \$12,600 to be funded from the Property Transfer Fee.”**

Motion carried 6-0-0

**11.2 Implementation of Strategic Plan Goal 5.4 B, Recognition/Appreciation of LMOA Volunteers and Staff (VP Seroskie)**

**MOTION by VP Seroskie seconded by Director Gott “that the Board of Directors adopt the following program to implement Strategic Plan Objective 5.4 B, appreciation for volunteers and staff:**

- 1 Continue current certificates and awards for volunteers and staff and expand published acknowledgements and articles in LMOA publications and local media.**
- 2 Form a work group to:**
  - a. Determine the feasibility of a program of group rates and/or discount cards with local businesses for employees**
  - b. Organize and implement a joint picnic in honor of LMOA volunteers and staff.”**

**MOTION by Director Fickes seconded by Director Gott “to amend the motion by adding ‘source of funds from Operations’”.**

Amendment carried 6-0-0

**MOTION by Treas. Meiss seconded by Director Fickes “to amend the motion by deleting the words in 2 b. ‘Organize and implement’ and adding the words ‘Determine the feasibility of organizing and implementing’”.**

Amendment carried 6-0-0

Motion failed 0-0-6

**11.3 Member Survey for Community Fishing Pier (Ted Makranczy, Chair Working Group)**

**MOTION by Director Gott seconded by Director Fickes “that the Board of Directors approve printing and distribution of the Community Fishing Pier Questionnaire to all LMOA households to be funded from operations in the Amount of \$350.”**

Motion carried 6-0-0

**11.4 Marina In-Plant Office (Secy Platt)**

**MOTION by Secy Platt seconded by VP Seroskie “that the Board of Directors amend the 2009 Approved Budget to include an expenditure of \$5,000 under New Initiatives for the construction of an office in the marina, to be funded from the Amenity Fund.”**

Motion carried 5-1-0 Treas. Meiss dissenting

**11.5 Committee Appointments**

**MOTION by Director Gott seconded by VP Seroskie “that the Board of Directors appoint Cliff Altschull to the Finance Committee for a term beginning immediately and ending December 31, 2011 and Bob McBain to the Broadcast Committee for a term beginning immediately and ending December 31, 2011.”**

Motion carried 6-0-0

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

Cliff Altschull	90/4	Support dues increase
Adrian Miller	156/5	Joint Water Authority
Joseph DiPace	353/3	Bylaws First Reading
Gary Dillon	345/3	Misc topics

**13. STATUS REPORTS**

**~~13.1 Ad Hoc Committee for Legislative Review (Director Harrison)~~**

**14. REMARKS FROM THE BOARD**

Secy. Platt commented that we can thank the Lake Monticello Beautification Committee for the beautiful Dogwoods and Azaleas in the community. He urged all residents to keep informed about the dues increase and if they have a question to contact any Board member who would be glad to answer any question.

VP Seroskie commented on the Junior Golf Program and a recent article in the Fluvanna Review on the Junior Golf Program that he encouraged everyone to read. He also noted an opportunity for teens who want to serve the community and learn the joys of gardening by working with members of the Lake Monticello Beautification Committee.

Treas. Meiss commented on the amendment to remove restrictions against swimming from a boat anchored in a cove.

Director Fickes encouraged all residents to come out to the Craft Fair and that volunteers and Board members would be available to answer their questions on the proposed dues increase.

Director Gott thanked Ida Swenson who has enlisted a lot of volunteers working to encourage residents to vote yes for the proposed dues increase.

**15. BYLAW AND POLICY CHANGES – FIRST READING**

**15.1 Amend PM 6.02 Recreational Facilities Rules and Regulations: Beaches and Swimming to remove restriction against swimming from a boat anchored in a cove (Treas. Meiss)**

**15.2 Amend PM 15.01 Special Policies: Leasing of Property to specify member dues and tenant fees in addition to amenity use are for maintenance of community infrastructure (Meg Gore, Asst. Secy for Policy Review)**

**15.3 Amend PM 16.06 Committee Charters: Planning Committee Charter to clarify its purpose and operation (Burt Marks, Chair Planning Committee)**

**16. ADJOURNMENT**

Pres. Cumming adjourned the meeting at 10:27 PM.

by: \_\_\_\_\_  
John Platt, Secretary