

New Landing Property Owners Association
31st Annual Meeting Minutes
June 3, 2006

President Ralph Petersen brought the June 3, 2006 Annual Meeting to order at 10:00 a.m. The meeting was held at the Turning Point Church, located at 944 Stony Point Road, Dixon, Illinois.

BOARD MEMBERS PRESENT: Bob Bortman, Kay Chovanec, Doug Henry, Sue Hill, Bud Hines, Judy Osland, Mark Pankow, Jerry Skyles, Barb Wiese, and recording secretary Leslie Edgar.

BOARD MEMBER(S) ABSENT: Peter Breckenfelder.

ATTENDANCE: (see **ATTACHMENT A**).

AGENDA: (see **ATTACHMENT B**).

OPENING: President Petersen opened the meeting by welcoming all in attendance to the 31st Annual Meeting for the New Landing Property Owners Association.

President Petersen introduced guests Herb O'Rourke, Dick Petitt and Mel Jackovich from Taylor Township, Marty Portner from the RCD, and Lorraine Murray from the Lost Nation Property Owners Association. President Petersen then introduced the New Landing Board of Directors.

MINUTES: Kay Chovanec read the minutes from the 2005-2006 Annual Meeting. Bud Hines made a motion to accept the minutes as read, seconded by Judy, and all in favor.

ROADS: President Petersen gave the results of the speed bump survey as follows: 32 homeowners in favor, 76 homeowners not in favor; 38 lot owners in favor, and 45 lot owners not in favor. President Petersen indicated that no new speed bumps would be installed, and as the existing speed bumps deteriorated, they would not be built up or replaced. President Petersen reported the two main areas in the development that would be getting much-needed attention is the blacktopping of the front entrance, and the redoing at the end of Lakewood Greens Drive. President Petersen indicated that seal coating is usually good for 5-7 years, whereas blacktopping should be good for 20 years. President Petersen again reminded everyone to please slow down and observe the 20 m.p.h. speed limit.

ECC: Doug Henry reported that 12 new houses had been started since June 1, 2005, and that a By-Laws amendment was passed, prohibiting the building of spec homes, effective May 15, 2006. Doug explained that if you owned the lot(s) prior to May 15, 2006, a spec home could still be built, but if you purchased the lot(s) after May 15, 2006, no spec home could be built.

UTILITY: Bud Hines reported that with the approval of the New Landing Board an adhoc committee was appointed, to look into holding a referendum to appoint a Utility Board. Bud reported that the referendum took place, passed, and a Utility Board had been set up to look into all aspects of purchasing the utility, as well as determining its value to the community.

PARKS:

Friendship Park: Jerry Skyles reported that the picnic tables were painted and repaired, but some are in need of repair again, and as a result, funds to do this repair work would need to be added to the budget. Jerry reported that Ken Oltmanns had been contracted to repair the sand box and possibly replace some of the timbers that were warped.

Memorial Park: Jerry reported that the basketball hoop that had been damaged is now repaired and would be reinstalled. Jerry indicated that the bocce court continues to be a problem as carpet was put over the sand base and soon will get lumpy, so another alternative for a base needs to be looked into. Jerry indicated that the budget for Parks is relatively small, but some playground equipment would make it more useful to people with small kids and/or grandchildren.

Front Gate: Jerry reported that perennials and annuals were replaced at the front gate, creating a warm welcome to the community. Jerry asked for volunteers to sign up to water the plants for one week at a time.

RCD: Jerry Skyles commended RCD Board members Joe Olliges, Jerry Sellers, Herb Hill, Bill Pipe and Dan Dummett for all of their hard work this past year. Jerry reported that while Jerry Sellers and Joe have retired from the RCD Board, they are continuing to serve the community, with Joe on the Utility District, and Jerry Sellers on the Lake Management Committee. Jerry reported a few highlights from this past year include upgrades to Lake Court Center, most recently being the new carpet, resurfacing of the tennis court and the screening on each end, improvements to the dam, stairs built to the dock by the dam and Oak Lane Park, campground improvements, the hiring of Joe Rush as Lake Manager, and the RCD's time and effort in exploring the utility issue and commissioning Fehr-Graham & Associates for the engineering report on the utility to help the RCD decide whether or not they felt it was in their best interest to purchase the utility. Jerry reported that the RCD is continuing to work to improve lake clarity and water quality, and is working towards improving the Watershed, which Jerry indicated has a great deal to do with the lake water quality. Jerry reported that the RCD Board praised the Social Committee for their work on the beautification of the Lake Court Center. Jerry reported that Marty Portner is the new RCD Board President, Dan Dummett is Vice-President, Herb Hill is Secretary, and Bill Piper is Treasurer, with one opening.

SOCIAL COMMITTEE: (see **ATTACHMENT C**).

TOWNSHIP REPORT: (see **ATTACHMENT D**).

OAK WILT REPORT: Mark reported that there were 42 newly infected trees that were surveyed in August 2005, on 32 lots, and that there were trees not taken down from the prior year, even though the lot owners had indicated they would take them down. Mark explained that the oak wilt fungus is spread through beetle transference and the roots, which can spread 25 feet per year from one root to another. Mark encouraged everyone not to do any pruning of oak trees through June, and to wait until October. Mark reported that keeping the cut wood for firewood would be discouraged; however, covering the wood with plastic and along the edges with 2" under the ground would deter the beetle from entering. Mark reported that some lot owners have requested to have their oak trees tested for oak wilt. Mark indicated that getting correct samples from the tree for the lab to properly diagnose is difficult and if not done properly, could result in a false negative. Mark indicated that there is no definitive way to tell if a tree has died from oak wilt or not, but that the best approach is to do a survey, and if there is a question as to whether or not a tree died from oak wilt, take it down.

AUDIT REPORT: Barb Wiese reported that a complete review of the POA financial accounts was performed in May 2006 by Lindgren Callihan VanOsdol. Barb indicated that the accountant was given bank statements, reconciliation statements, deposit slips, check registers, and back-up disks from the last 2 years from all of the accounts, including a back-up disk from the POA computer going back 5 years. The results were that they found all of the accounts in excellent

order with no discrepancies, and suggestions were made for the new Treasurer. Barb thanked Judy Osland for serving 5 years and working hard as the POA Treasurer.

TREASURER'S REPORT (see **ATTACHMENT D**): Judy Osland explained the 2005-2006 budget report. Judy reported a carryover amount from 2005-06 to 2006-07 of \$30,000.00, and that \$12,294.65 had been transferred to the Platinum EBB account.

PROPOSED BUDGET REPORT (see **ATTACHMENT E**): Judy Osland thanked the Budget Committee members for all of their work. Judy explained the proposed budget report, citing the new income categories 040/Quit Claim Deeds which is for income received from acquired properties, category 128/Credit Card Processing, and category 190/Acquired Properties. Judy indicated that category 117/Attorney Expense would be higher next year. President Petersen explained that the attorney expenses would be higher due to the current foreclosures, and because the Board has never taken an aggressive stance on collecting past due amounts, the attorney fees and associated costs for collections would be much higher. Judy indicated that categories 135 and 136 were separated, with 135 being used only for office supplies, and 136 being used only for printing expenses. Judy reported that \$20,000.00 for category 178/Roads would come from the ECC account. Judy indicated that it was hopeful that \$14,500.00 could be put into the reserve fund for next year, with a projected carryover of \$4,730.00. Sue Hill explained that the attorney expense for foreclosures is a one-time occurrence, and once the past due accounts are brought current, this should not happen again. The question was raised as to why there is not one balance sheet, and Barb indicated that the Treasurer used Quicken, and the office used QuickBooks, resulting in 3 balance sheets. However, Barb indicated that one of the recommendations from the accountant was to have one accounting system, which Barb indicated would be a task left up to the new Treasurer. Barb made a motion to accept the budget as proposed, seconded by Bob Bortman, and all in favor.

ELECTION RESULTS: President Petersen reported that due to the fact that people were not pleased with how the election process was handled in 2005, an Election Guidelines Committee was formed to set up new election procedures/guidelines. President Petersen thanked the committee members for their work. President Petersen reported that these new procedures were implemented with this year's election. Sue Hill reported that the ballot counting went smoothly and with ease, and the 6 new Board members were Kay Chovanec with 133 votes, Dave Stewart with 128 votes, Tom Wendling with 118 votes, Barb Wiese and Crystal Pohlman tied with 113 votes each, and Frank Holzer with 103 votes. President Petersen thanked the other running candidates Don Finn, Doug Henry and Pete Breckenfelder. President Petersen introduced outgoing Board members Judy Osland, Bob Bortman and Doug Henry, and thanked them for their years of service.

CLOSING COMMENTS: Mel Jackovich suggested that the POA take the money in the accounts and reduce the yearly dues & assessments. John Misar inquired as to when the port-a-potty across the street from his house could be removed.

ADJOURNMENT: President Petersen thanked everyone for attending. Judy made a motion to adjourn, seconded by Barb, and all in favor. The meeting adjourned at 11:15 a.m.