

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
January 19, 2008**

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by Acting President Dave Stewart at 9:00 a.m. on Saturday, January 19, 2008, at Lake Court Center.

Attendance: Pat Bendery, Kay Chovanec, Don Finn, Sue Hill, Frank Holzer, Crystal Pohlman, Jerry Skyles, Dave Stewart and Barb Wiese.

Absent: Parnell Thibert and President Wendling.

Guests see (**ATTACHMENT A**): No new guests present.

MOTION TO ACCEPT AGENDA (see **ATTACHMENT B**): Jerry made a motion to accept the agenda, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT MINUTES OF OCTOBER MEETING: Due to a malfunction with the audio system in October, the minutes were transcribed without the use of a recording device. Two agenda items that were missing information were NON-COMPLIANT LOT OWNERS/NON-LICENSED VEHICLES (*New Business*) and NO SOLICITATION POLICY (*New Business*). Sue indicated that she had supplied the verbiage to the Office Manager for this missing information, and she read same to the Board members. Frank made a motion to accept the October minutes, seconded by Crystal. A roll call vote was taken, and those in favor were Pat, Kay, Don, Sue, Frank, Crystal and Barb. Jerry abstained.

MOTION TO ACCEPT MINUTES OF NOVEMBER MEETING: Pat made a motion to accept the November minutes, seconded by Crystal. A roll call vote was taken, and those in favor were Pat, Don, Sue, Frank, Crystal and Jerry. Kay and Barb abstained.

TREASURER'S REPORTS-NOVEMBER & DECEMBER (see **ATTACHMENT C**): Crystal explained the expenses for November and December, including the addition of a new category for bad debt (505). Crystal reported that the figure on the report under this new account had been double-checked, and does represent non-collectable amounts. Don made a motion to accept the November and December Treasurer's reports as printed, seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

UNFINISHED BUSINESS:

LOANER GRINDER PUMPS: Dave asked if anyone knew the status of the Lost Lake Utility District (*LLUD*) decision to accept the grinder pumps, and a representative from the *LLUD* present in the audience reported that this was tabled by the *LLUD* until their next meeting. Dave indicated that if the *LLUD* accepts responsibility for the grinder pumps, New Landing would continue to store the grinder pumps at the POA office.

OFFICE DESK PURCHASE: Don reported that he had assessed the need for new office desks; one for the Office Manager and one for the Treasurer. He provided each Board member with a picture of a corner desk unit made by HON that he would like to propose the Board approve and purchase for the Office Manager. The cost of the desk would be \$1,064.00, which includes shipping, but does not include a storage unit that would cost an additional \$500.00. In addition to the new desk, Don proposed that the Board also purchase a used desk at a cost of \$290.00 that includes delivery, with the intended purpose of being

used by the Treasurer. Don indicated that both of these desks would be kept as assets even after both POA offices are merged. Discussion was held.

MOTION: Don made a motion to purchase the HON desk at \$1,064.00, as outlined on the handout, seconded by Jerry. A roll call vote was taken, and those in favor were Don, Frank, Crystal and Jerry. Pat, Kay, Sue and Barb voted no, resulting in a tie. Dave, as Acting President, casted a tiebreaker vote of yes, thus the motion passed.

MOTION: Don made a motion to purchase a used desk at \$290.00 that includes shipping and assembly, plus taxes, seconded by Jerry. A roll call vote was taken, and all present were in favor, none opposed.

OLD BUSINESS: NO OLD BUSINESS

NEW BUSINESS:

2008-09 ELECTIONS: Dave indicated that both POA Boards should hopefully be dissolved by June, and the recommendation is to not go through the expense of having elections for the six (6) NL Board members whose terms expire. Rather, have the current Board members remain on the Board until such time as both POAs have been dissolved. Dave was not sure if President Wendling had checked with the lawyer on this, but Dave did indicate that the By-Laws could be modified to reflect any elections postponement or cancellation.

MOTION: Frank made a motion to postpone the elections for six months, seconded by Crystal. A roll call vote was taken, and those in favor were Pat, Kay, Don, Sue, Frank, Crystal and Jerry. Barb abstained.

COMMITTEE REPORTS

UNITY/LONG RANGE PLANNING: Dave indicated that until the new name issue is resolved, no decisions could be made by the new Board, and he asked Don if there was anything new to report to which Don indicated no.

PUBLIC SAFETY: Barb reported that the map was finally done by Willett & Hofmann, and the cost would be between \$3-\$4 per print for a blueprint size, and the map includes both sides of the lake and Tampam Estates. Barb indicated that she would like to be able to order a larger sized map and a legal sized map, each size to be given to Dixon City Fire Dept., Dixon Rural Fire Dept., Franklin Grove Fire Dept. and the sheriff, and one for each POA office. Barb asked the Office Manager to email her the addresses for the 2 prospective new homes so that they can be added to the maps. Sue indicated that she would like the name of the company that sells defibrillators as the Social Committee is interested in purchasing one.

MOTION: Crystal made a motion to give Barb \$100.00 to have maps printed for the Public Safety reasons stated previously, seconded by Don. A roll call vote was taken, and all present were in favor, none opposed.

ECC: Dave reported that other than the house on Cuyahoga (CIN019) being completed, there was no building activity. Dave reminded the Board that several months ago the home on Hannibal 163 & 164 was in bank foreclosure, and at that time, the Board tabled any approval for a multi-lot variance until there was a new owner. Now that the home has a new owner, Dave recommends that the Board approve a multi-lot variance.

MOTION: Don made a motion to accept the multi-lot variance for Hannibal 163 & 164, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

PARKS: Frank indicated that a bench is currently being built for Tranquility Park (*HAN160*), and it would be installed in the spring, along with the signs that have already been made. Concern was raised about the risk of injury to sledders should they run into the electrical box at the bottom of the sled hill at Unity Park, and the suggestion was made that bales of straw could be placed around the box for protection to sledders.

ROADS: Jerry indicated that the plows had been out the day before, and so far he had not had any snowplowing complaints. Jerry reported that he put up the signs of "NO SOLICITATION" and "NO TRESPASSING" at the front gate, and a new stop sign at the corner of Crabapple and Mississippi.

SOCIAL COMMITTEE: (see **ATTACHMENT D**):

SECURITY: No report given.

PROPERTIES COMMITTEE: (see **ATTACHMENT E**). In Parnell's absence, Crystal submitted the Properties Committee report.

ADJOURNMENT: Barb made the motion to adjourn, seconded by Crystal. A roll count vote was taken, and all present were in favor, none opposed. Meeting adjourned at 9:55 a.m.

OPEN DISCUSSION

NEXT MEETING: Thursday, February 21, 2008 at 7:00 p.m. at Lake Court Center

Submitted by Leslie Edgar, Office Manager _____

**SUMMARY OF MOTIONS MADE BY THE
NEW LANDING BOARD OF DIRECTORS
JANUARY 19, 2008**

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