

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
February 21, 2008**

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by President Wendling at 7 p.m. on Thursday, February 21, 2008, at Lake Court Center.

Attendance: Pat Bendery, Don Finn, Sue Hill, Frank Holzer, Crystal Pohlman, Jerry Skyles, Dave Stewart and President Wendling.

Absent: Kay Chovanec, Parnell Thibert and Barb Wiese.

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 Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT MINUTES OF JANUARY MEETING: Don made a motion to accept the January meeting minutes, seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

TREASURER'S REPORT (see **ATTACHMENT C**): Crystal explained the Treasurer's Report. Sue made a motion to accept the Treasurer's report, seconded by Pat. A roll call vote was taken, and all present were in favor, none opposed.

UNFINISHED BUSINESS:

LOANER GRINDER PUMPS: President Wendling indicated that even though the Board voted in November to donate the pumps to the LLUD, the LLUD is not prepared or willing to assume responsibility for the pumps at this time. President Wendling indicated that it is unknown when the LLUD would assume responsibility for the pumps, but it would be at some point in time in the future. President Wendling asked for discussion about whether or not to implement a policy and procedure on pumps in the interim, and after brief discussion, it was decided to leave things as they have been, and should a pump require repair, deal with it when it occurs.

OLD BUSINESS: NO OLD BUSINESS

NEW BUSINESS:

SNOWPLOW VS. RENTER ISSUE: President Wendling reported that a renter who is unhappy with the job the snowplow company is doing has harassed the snowplow owner by calling him and threatening to sue him, and requesting that the snowplow lift up the blade when they pass by their home so that snow does not get dumped onto their driveway. President Wendling also reported that the renter went as far as stepping out in front of the snowplow as it came down the street, causing the snowplow to have to veer to the opposite side of the road. After brief discussion, including comments from several Board members that the new snowplow company is doing an excellent job in keeping the roads clear, President Wendling indicated that he and the officers would bounce some ideas around over the next couple of days, and would possibly send a letter to the renters asking them to cease calling and harassing the snowplow owner.

NOTIFICATION OF BOARD MEMBER ABSENCE FROM POA MEETINGS: Sue asked the Board to consider voting to make it part of the office procedures that Board members should notify the office in writing via email if they would be unable to attend a meeting, and in the event of a Board member being unable to attend a meeting due to an emergency that occurs within hours prior to a meeting, the Board member should call another director and let them know of their absence.

MOTION: Sue made a motion as part of the office procedures that Board members should notify the office in writing via email if they would be unable to attend a meeting, and that in the event of an emergency within hours prior to a meeting, the Board member should call another director and let them know of their absence, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

BY-LAWS AMENDMENTS AFFECTING 2008-09 ELECTIONS, ANNUAL MEETING, BUDGET AND DUES & ASSESSMENTS: Sue proposed having an annual meeting on the 3rd Saturday in June. Sue suggested that the meeting be short and include reading of the previous year's minutes, budget approval by the membership and audit report. Sue indicated that instead of reading committee reports, they could be written and handed out, and that the annual meeting would not include a luncheon. Prior to membership approval of the budget, the budget would need to be approved by the Board in the May meeting. Brief discussion was held about when the invoices for dues & assessments would be mailed, and President Wendling advised the Board that by law, invoicing for dues should not occur until a budget has been approved. Since a budget would not be approved by the membership until the 3rd Saturday in June, the invoices would be mailed after that date.

MOTION: Sue made a motion to change the annual meeting of the association to the 3rd Saturday of June at 9 a.m. at Lake Court Center for the year 2008, seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Sue made a motion to change Section F, Article VI to read: The Board shall, prior to the annual meeting of the Association for the year 2008, adopt an operating budget, based on the 2007-08 fiscal budget, for 7/12 of the budget year (June to December) to be presented for approval by the members at such meeting, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

FIRE CODE CONSTRUCTION REQUIREMENTS FOR NLPOA OFFICE: President Wendling reported that over a year ago the Dixon Rural Fire Department inspected the POA office, and provided a list of items that were in violation. Some of the items have been corrected, but one of the items that should be addressed is drywall work downstairs in the furnace room on the ceiling and walls and between the office and salt bin areas. President Wendling also reported that another problem that needs to be addressed is the amount of fumes coming into the office area space from the skidster operating in the salt bin area, and that a fan needs to be installed in the salt bin area. President Wendling suggested getting bids based on the bid spec sheet he read aloud (see **ATTACHMENT D**). Because there had been no response from several contractors to install a fan in the salt storage area, it was decided to put a bid notice in the Ogle County newspaper and the Dixon Telegraph to include all of the work needed at the POA office.

COMMITTEE REPORTS

UNITY/LONG RANGE PLANNING: President Wendling announced that the official name is the United Lost Lake Property Owners Association, the name has been locked up, and the filing of the paperwork is in the process. There will be a meeting immediately after Lost Nation's Board meeting on March 8th, at which time the new Board would be conducting business.

PUBLIC SAFETY: In Barb's absence, Sue referred to an email she received from Barb, reporting that the map that the Board gave authorization for \$100.00 last month is being worked on by a gentleman who has the map on his computer. Sue reported that this was outsourced because the PDF copy could not be changed, and the copy of the map on this gentleman's computer could be changed. This gentleman has had the information since a week before the last meeting, he has moved, and is doing this as a favor to us. Sue reported that Barb gave her information on purchasing a defibrillator, and because the fire chief is recommending that we get one that the hospital approves, the hospital should be contacted since they do the training. Sue indicated that either she or Barb would contact the hospital. Sue reported that the Social Committee has set aside \$500.00 for a defibrillator purchase, and if more money is needed, people will be encouraged to purchase more 50/50 raffle tickets.

ECC: Dave reported that he had marked some trees. Dave requested approval of a multi-lot variance for HAN105 and 106 as the home is built over these 2 lots.

MOTION: Don made a motion to approve a multi-lot variance for Hannibal 105 and 106, seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

For clarification purposes, Dave asked the Board to approve a change to the check-off sheet for a new home permit that was presented to the Board back in October but not caught in the minutes approval process, the same month when a malfunction of the recording of the Board meeting occurred.

MOTION: Dave made a motion to change the check-off sheet for a new home permit application to require 2 complete sets of blueprints bearing an Illinois architectural stamp, seconded by Crystal. A roll call vote was taken, and those in favor were Pat, Don, Sue, Frank, Crystal and Dave. Jerry abstained.

PARKS: Frank reported that Unity Park has not had a lot of use, and until spring arrives, there is not much to report.

ROADS: Jerry reported that two more loads of salt are scheduled to come in. Jerry also indicated that there would be a lot of pothole repairs after winter is over. President Wendling reported that approximately 160-170 tons of salt have been used so far, in addition to the unknown tonnage of chips. Several Board members commented that the snowplow company has been doing a good job.

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

SECURITY: President Wendling reported that overall it has been fairly peaceful and quiet with regard to security issues, only stating that the security guys have asked that everyone drive cautiously and carefully with all of the snow and ice on the roads. President Wendling

indicated that it was suggested that a petition be put together to Ogle County about the poor job they have done in keeping Flagg Road serviced. No definitive decision was made.

PROPERTIES COMMITTEE: (see **ATTACHMENT F**).

ADJOURNMENT: Pat made the motion to adjourn, seconded by Jerry. A roll count vote was taken, and all present were in favor, none opposed. Meeting adjourned at 7:47 p.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, March 15, 2008 at 9:00 a.m. at Lake Court Center

Submitted by Leslie Edgar, Office Manager

**SUMMARY OF MOTIONS MADE BY THE
NEW LANDING BOARD OF DIRECTORS
FEBRUARY 21, 2008**

MOTION: Sue made a motion as part of the office procedures that Board members should notify the office in writing via email if they would be unable to attend a meeting, and that in the event of an emergency within hours prior to a meeting, the Board member should call another director and let them know of their absence, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Sue made a motion to change the annual meeting of the association to the 3rd Saturday of June at 9 a.m. at Lake Court Center for the year 2008, seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Sue made a motion to change Section F, Article VI to read: The Board shall, prior to the annual meeting of the Association for the year 2008, adopt an operating budget, based on the 2007-08 fiscal budget, for 7/12 of the budget year (June to December) to be presented for approval by the members at such meeting, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Don made a motion to approve a multi-lot variance for Hannibal 105 and 106, seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Dave made a motion to change the check-off sheet for a new home permit application to require 2 complete sets of blueprints bearing an Illinois architectural stamp, seconded by Crystal. A roll call vote was taken, and those in favor were Pat, Don, Sue, Frank, Crystal and Dave. Jerry abstained.