

**New Landing Property Owners Association  
Regular Monthly Board Meeting Minutes  
March 17, 2007**

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by President Wendling at 9:02 a.m. on Saturday, March 17, 2007, at Lake Court Center.

**Attendance:** Sue Hill, Bud Hines, Frank Holzer, Mark Pankow, Crystal Pohlman, Jerry Skyles, Dave Stewart, and Tom Wendling. Leslie Edgar, recording secretary, was present.

**Absent:** Kay Chovanec, Ralph Petersen (unexcused) and Barb Wiese (unexcused).

**Guests see (ATTACHMENT A):** No new guests, but President Wendling indicated that the two Lost Lake security officers were present and would be introduced later in the meeting.

**MOTION TO ACCEPT AGENDA (see ATTACHMENT B):** Frank made the motion to accept the agenda, seconded by Crystal. A roll count vote was taken, and all in favor, none opposed.

**MOTION TO ACCEPT MINUTES OF PREVIOUS MEETING:** Crystal made the motion to accept the minutes of the previous meeting, seconded by Jerry. Sue clarified that under February's Social Committee report it was the Social Committee and not herself that was given permission to pursue a second garage sale, but President Wendling indicated that no change in the minutes was necessary for such a minor issue. A roll count vote was taken, Mark abstained (*absent at February meeting*), all in favor, and none opposed.

**TREASURER'S REPORT (see ATTACHMENT C):** Jerry asked Bud if the Treasurer's Report is looking more like what he wanted and Bud indicated 'yes'. Crystal explained that the Treasurer's Report is still a work in progress, but is getting closer to being finalized. Jerry made the motion to accept the Treasurer's report, seconded by Sue. A roll count vote was taken, and all in favor, none opposed.

### **COMMITTEE REPORTS**

**OAK WILT:** Mark reported that this year's program is doing really well and in good shape compared to last year's program, with only one person not responding to the letter, in which case Mark suggested having the POA take the trees down if there was no response. Mark indicated that he would not be in favor of giving a 2-week extension as he would like to see all of the oak wilt trees down by the end of the following week, due to the unknown time when the beetles would begin eating/feeding on oak wilt infected trees and causing spread, and that he wants to see all of the diseased oak wilt trees out of the community. Mark is hopeful that this year there will be a noticeable decline in the number of oak wilt infection in new areas, and next year he is hopeful that there will be no oak wilt or very little. Mark indicated that he would inspect lots to see if the lot owners that had reported their trees were cut down complied, and if not, he suggested following through on the \$25.00 fine and having the trees cut down by the POA. Mark reported that Ron Whitson (*ABC Tree Service*) has provided a quick response time in helping take trees down where lot owners have called him at the last minute.

**ECC:** Dave reported that no response had been received from the two property owners that were assessed fines for unauthorized cutting of trees, and the ECC recommended sending a

certified letter giving them 30 days to pay the fines or a lien would be placed on their property. Dave also reported that the forms for tenant/rental information from two property owners had not been received either, and certified letters will be sent to them as well. Dave reported that he received a request from a lot owner, who has to cut down an oak wilt tree, to also remove five more trees, to help save on tree cutting expenses as he may be submitting a request to build a home within six months or so. Dave reported that the ECC declined this request, stating that a building permit needs to be issued and the house staked out before the ECC would consider giving permission to cut down healthy trees. Dave reported that he received a call that two trees adjacent to Lot 77 in the Louisville section were endangering their property, and that one of the trees was cut down, but a bucket truck was needed in order to cut the second tree down, and the contractor would have to refer this tree to a contractor who owned a bucket truck. Dave reported that a couple of inquiries were received for building a greenhouse and a home addition, but no formal requests had been received yet. Dave reported that he did another 6-month inspection on the remaining house that has not passed the ECC 6-month inspection, and again it did not pass.

**PARKS:** Frank reported that he looked at the privacy fence around the port-a-potty on the Lost Nation side, and with the hours owed to us by Ken Oltmanns, this should cover the cost to have a privacy fence installed around the port-a-potty at Memorial Park. Frank indicated that not much work would be done on any of the parks until the weather breaks.

**ROADS:** Jerry reported that bids for mowing for road sides, parks and office should be sought. Jerry indicated that help is needed in determining what roads should be resurfaced, and what kind of repairs should be made. President Wendling reported that he is hopeful that we could get the same price and same contractor that the Township uses for their roads.

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

**PROPERTIES COMMITTEE:** Crystal reported there is nothing new to report.

**UNITY/LONG RANGE PLANNING COMMITTEE:** President Wendling invited and encouraged everyone to attend the community wide meeting at the Rec Center on Saturday, March 24<sup>th</sup> at 10 a.m.

**OLD BUSINESS:**

No old business.

**UNFINISHED BUSINESS:**

**MEMBER SURVEY MAILING:** President Wendling indicated this would be tabled until next month.

**QCD SANGAMON:** President Wendling indicated this issue would be tabled until next month.

**ANNUAL MEETING:** Sue reported that the hall rental fee is \$300.00, and there are two menu options. After Sue read the two menu options and very little discussion, the Board gave Sue the okay to choose one of the two options. Sue decided to go with the same menu as last year, and charging the same fee of \$10.00 per person. Sue indicated that check-in would be at 11:30 a.m.,

the luncheon would start at noon, and the meeting would begin at 1:15 p.m. Sue brought up the issue of extending an invitation to Lost Nation Board members to attend the luncheon at no charge, and the Board agreed to extend the complimentary invitation to Lost Nation Board members only, with spouses having to pay. The Board also agreed not to extend the invitation to the RCD, Township or Lost Lake Utility District.

### **NEW BUSINESS:**

**SECURITY:** President Wendling introduced two guests, Dave Glessner and Jack Skrogstad, Lost Lake security officers. Jack encouraged members to make sure their vehicles had decals. Jack also reminded members to call the Ogle County Sheriff's Department for emergency type situations. President Wendling thanked the security officers for all their help, including helping the community out in other areas besides security, such as observing trees being cut down without ECC approval. President Wendling reported that there have been several situations recently where stray dogs have been running loose in the community, and he encouraged members to call Animal Control, Ogle County Sheriff's Department and the Lost Lake security hotline. President Wendling reported that a drug bust took place which included a drug dealer that lived in Lost Lake.

**2007-2008 BUDGET COMMITTEE:** President Wendling reported that the Budget Committee consists of Warren Wendel who was an accountant prior to purchasing his own business, Pat Bendery who has 30 years of accounting experience, Linda Dummett, Kay Chovanec, and Crystal Pohlman. President Wendling indicated that the Audit Committee would be appointed at April's meeting.

**BY-LAWS CHANGE (see ATTACHMENT E).** Sue read the old verbiage and recommended new verbiage with the following motions being made:

**MOTION:** Sue made a motion to change Article VI, Section 7, Meeting of the Board of Directors to read as follows: The Board shall meet on a monthly basis at the RCD Bldg., named Lake Court Center, at 404 Lake Court Center. Bud seconded the motion. A roll count vote was taken, all in favor, none opposed.

**MOTION:** Sue made a motion to change Article VI, Section 4(b), Election of Directors to read as follows: Written notification of candidacy to the Board of Directors by members in good standing must be in the office the last business day of February. The notification may be mailed by U.S. mail, emailed, faxed, or hand delivered. Frank seconded the motion. A roll count vote was taken, all in favor, none opposed.

**MOTION:** Sue made a motion to change Article VI, Section 4(e), Election of Directors to read as follows: Each such ballot shall be placed in the envelope marked "Ballot" but not marked in any other way. Each such "Ballot" envelope shall contain only one (1) ballot and each voting member shall be advised that the inclusion of more than one (1) ballot in any one "Ballot" envelope shall disqualify all ballots in the envelope. Crystal seconded the motion. A roll count vote was taken, all in favor, none opposed.

**FORECLOSURE ATTORNEY.** Crystal cited some of the reasons why the POA should discontinue the foreclosure services of Mike Scheurich, including numerous errors, lack of timely

communication, typographical errors on letters to lot owners, six lots “falling through the cracks” which resulted in no action being taken through the judicial system, and mishandling of a Quit Claim Deed property costing the POA more expenses. Crystal explained that the foreclosure process would not be abandoned, and that all of the cases would be turned over to the new attorney. Crystal indicated that the new attorney is local, her hourly fee is less, and that based on the limited experience the Properties Committee has had with her, she has been very responsive, provides more options for collections other than foreclosure, and she seems to have more resources than Mike’s office offered in tracking down people.

**MOTION:** Crystal made a motion to discontinue the foreclosure services of Mike Scheurich and his firm, seconded by Jerry. A roll count vote was taken, all in favor, none opposed.

**MOTION:** Crystal made a motion to retain the services of Dana Considine for the processing of any real estate related transactions of the New Landing Property Owners Association, seconded by Sue. A roll count vote was taken, all in favor, none opposed.

**2007-2008 ELECTIONS:** President Wendling reported that the 2007-2008 candidates for the five (5) open positions are Jerry Skyles, Parnell Thibert, Don Finn, Sue Hill, Mark Pankow and Pat Bendery.

**NEW OFFICE HOURS:** Sue reported that the new office hours for the New Landing POA office would be 9 a.m. to 5 p.m. on Monday, Wednesday and Thursday.

**CLEAN-UP DAY:** President Wendling brought up the issue of where to have the dumpster located, and several suggestions were made including having it put by the POA office, inside the West Gate, or on the RCD property. Sue indicated that the RCD would be contacted for permission to have the dumpster located on RCD property. Sue indicated that Frank agreed to be in charge of Clean-Up Day from New Landing. Frank indicated that he would contact Lost Nation’s person.

**ATV/SNOWMOBILE/GOLF CART INSURANCE REQUIREMENTS:** A lot of discussion took place regarding the registration of ATVs, snowmobiles and golf carts, as to whether or not decals or flags should be issued, frequency of registration, insurance liabilities, waiver of liability, etc., as well as security officers needing to be able to identify whether or not a motorized vehicle belongs within the development or not. The liability issues would be researched with our insurance agent, and based on his feedback, a determination could be made on whether or not a waiver of liability would suffice, or exactly what type of requirements should be in place to protect the POA.

**MOTION:** Jerry made a motion to include the registration of vehicles, ATVs, snowmobiles, motorcycles, mini-bikes, golf carts, etc., and increase the number of free decals to five (5) free decals per lot owner, and \$5.00 for additional decals, seconded by Crystal. A roll count vote was taken, all in favor, none opposed.

**COMED:** President Wendling announced that ComEd would be doing some testing next week on the primary feed line that comes off of Flagg Road into the development, and that there should be no power outage experienced. This work is preliminary testing to see if a new technique of cable injection could work on the cables underground, which eventually would solve most of the power problems the community experiences.

**ADJOURNMENT:** Dave made the motion to adjourn, seconded by Frank, and all in favor. Meeting adjourned at 10:50 a.m.

## **OPEN DISCUSSION**

**NEXT MEETING:** Saturday, April 21, 2007 at 9:00 a.m. at Lake Court Center

Submitted by Leslie Edgar, Office Manager

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### **SUMMARY OF MOTIONS MADE BY THE NEW LANDING BOARD OF DIRECTORS MARCH 17, 2007**

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