

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
May 19, 2007**

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by President Wendling at 9:00 a.m. on Saturday, May 19, 2007, at Lake Court Center.

Attendance: Kay Chovanec, Sue Hill, Bud Hines, Frank Holzer, Mark Pankow, Ralph Petersen, Crystal Pohlman, Jerry Skyles, Dave Stewart, Tom Wendling and Barb Wiese.

Absent: Leslie Edgar, recording secretary.

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

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

MOTION TO ACCEPT MINUTES OF PREVIOUS MEETING: Jerry made the motion to accept the minutes of the previous meeting, seconded by Frank. A roll count vote was taken, those in favor were Mark, Frank, Kay, Ralph, Barb, Crystal, Sue, and Jerry all in favor, and Dave abstained. *It should be noted that Bud Hines's name was inadvertently left off the roll call, and even though he was in attendance, he did not acknowledge at the proper time that his name was not called.*

TREASURER'S REPORT (see **ATTACHMENT C**): Crystal made the motion to accept the Treasurer's report, seconded by Dave. A roll count vote was taken, and all in favor, none opposed.

COMMITTEE REPORTS

OAK WILT: Mark reported that one tree has yet to come down, and he hopes for it to be down in the next 4-5 days. Mark expressed concern over the spread of oak wilt this year as a result of the 17-year locust invasion, but he indicated that there was not much that could be done other than keeping an eye on the situation.

ECC: Dave reported that two homeowners were given permission to cut down trees (Jim Muston and Don Hogan), and one new home permit was issued (Norman Heiden). Dave indicated that the Youngs' home has still not passed their ECC inspection, and instead of doing the monthly inspection in the middle of the month, he would wait until the end of May, and if they passed, they would qualify for their multi-lot discount for 2007-2008.

PARKS: Memorial Park: Frank reported that the swing set had been installed, with the help of a few guys, and he thanked Jerry Pohlman, Herb O'Rourke, Dave Strasemeier, Bill Medlock, Parnell Thibert, Dan Nicolini and Ray Lundeen. Frank thanked Wayne Winterfield for donating two toy trucks for the sandbox. Frank

indicated that the basketball hoop still needs to be installed, as well as one tree needing to be cut down.

Friendship Park: Frank reported that mulch was spread on Clean-Up Day, and the two broken trucks would be replaced.

ROADS: (see **ATTACHMENT D**). Jerry further reported that the county's contract work is required to be done by the end of July, and soon afterwards Municipal Maintenance will come and do the chip and seal work for roads in both New Landing and Lost Nation, at the same time.

SOCIAL COMMITTEE: (see **ATTACHMENT E**): Cyndi Cantrell reported that the 6' x 6' pergola is under construction at the Rec Center, which will include two benches on each side and sun screening across the top. Cyndi indicated that a lot of annuals were purchased this year. Future projects include having an adjoining 24 x 24 picnic area, moving the grills over to the picnic area, and purchasing some evergreens. Cyndi indicated that after the Social Committee spends \$500.00 of their own money, as well as \$500.00 donated by the RCD, their budget would be tight. Cyndi reported that Lost Nation is discussing a donation amount, and any amount donated to the Social Committee by New Landing would be appreciated.

MOTION: Sue made a motion for New Landing to donate \$250.00 to the Social Committee/Landscaping Committee towards buying trees for landscaping at the Rec Center, seconded by Jerry. A roll count vote was taken, and all in favor, none opposed.

Sue informed everyone of a planned Memorial Day service at 1 p.m. on Sunday, May 27, 2007 at the Lake Court Center, with taps being played by Chris Tobin. Sue invited any man or woman veteran to come and speak to the gathering crowd.

PROPERTIES COMMITTEE: (see **ATTACHMENT F**). Crystal reported that the number of lots in foreclosure has not changed.

UNITY/LONG RANGE PLANNING COMMITTEE: President Wendling reported that Bob Klein, Tom Clarey and he met on April 30, 2007 with unity lawyers Mr. Nye and Mr. Chadwick to discuss the first step in unifying, including Covenants, By-Laws and Rules & Regulations. After meeting with the lawyers, the Long Range Planning & Unity Committee met on May 9th to discuss the meeting with the unity lawyers, and to split the Committee into three subgroups: By-Laws, Rules & Regulations and ECC. The purpose of the subgroups is to explore how to merge the two respective POA By-Laws, Rules & Regulations and ECC. President Wendling indicated that it is almost certain the Covenants would remain the same, but there would be new By-Laws and Rules & Regulations. President Wendling indicated that when the referendum is prepared by the lawyers, the Committee would review it, it would then be presented to the respective POA Boards for their approval, and then it would be mailed out to all property owners in the Lost Lake area.

SECURITY: President Wendling reported that Marty Portner, Bob Klein, Dave Strasemeier, Frank Holzer and he would be getting together with the security guys to review summer security plans, issuing passes, and other miscellaneous items. He also reported that people who are visiting a homeowner don't need visitor passes. President Wendling reported that the person who previously had trespassing charges filed against him had asked for permission to come into the community, and he was told to appear before the Board in July with his parents and it would be considered.

OLD BUSINESS:

No old business.

UNFINISHED BUSINESS:

MEMBER SURVEY MAILING: President Wendling indicated that possibly the survey could be mailed out with the unity referendum, but he did not think anyone had done anything more with the survey.

QCD SANGAMON STATUS: President Wendling requested that the Board vote on accepting Sangamon Lane, stating that he thought the road was in good shape.

MOTION: Dave made a motion to accept Hans Metoyer's offer to deed Sangamon Lane to New Landing at no cost, seconded by Kay. A roll count vote was taken, and those in favor were Frank, Kay, Crystal, Dave, Sue, and Jerry. Mark, Barb and Bud abstained, and Ralph voted no.

ANNUAL MEETING STATUS: Sue reported that 95 people have signed up for the luncheon, and other than purchasing plants and tablecloths, everything is done.

2007-2008 BUDGET COMMITTEE STATUS/BUDGET APPROVAL (see **ATTACHMENT G**): Kay reported that the Budget Committee consists of Crystal, Pat Bendery, Warren Wendell, Linda Dummett and herself, and they had met several times. There was a lot of discussion about showing the actual dollar amount of Dues & Assessments billed vs. forecasted income. Warren Wendell suggested adding two line items: one that shows the amount that should be received, and the other line item what is expected to be received. President Wendling is confident that even with foreclosures we should be able to stay within the budget. Crystal indicated that she did not believe there would be any money to put into the reserve account because of the unexpected roads and foreclosure expenses. Kay reported that new accounts were set up with Community State Bank, yielding a better interest rate.

MOTION: Dave made a motion to accept the proposed budget contingent upon making the correction to show the total dollar amount of Dues & Assessments actually billed, the projected income from Dues & Assessments, and add the reserve amount, seconded by Crystal. A roll count vote was taken, and all in favor, none opposed.

ATV/SNOWMOBILE/GOLF CART INSURANCE REQUIREMENTS: Sue presented the proposed changes to the Rules & Regulations, specifically categorizing them so that they would be easier to read and understand. Sue reported that the reason the RCD rules were not included is because they were not New Landing's rules, and people should contact the RCD to obtain the current RCD rules. A lot of discussion was made as to what the proposed changes were and why, and in the end, Sue indicated that the approved changes would be reviewed by the POA attorney and insurance agent.

MOTION: Crystal made a motion to accept the changes to the Rules & Regulations as presented by Sue and discussed, seconded by Jerry. A roll count vote was taken, and those in favor were Mark, Frank, Kay, Ralph, Crystal, Dave, and Sue. Barb and Bud abstained.

FINANCIAL AUDIT COMMITTEE STATUS: (see **ATTACHMENT H**).

NEW BUSINESS:

SECRETARY/TREASURER POSITION SPLIT: President Wendling stated that the Secretary/Treasurer position would be split into two positions, as required by the By-Laws. The Secretary position would be more of a parliamentarian, and the position split would be effective when new officers are elected after the Annual Meeting on June 2, 2007.

BALLOT COUNTING COMMITTEE: Crystal reported that the Ballot Counting Committee consists of President Wendling, Frank Holzer, Linda Dummett, Pat Nicolini, Nadine Portner and herself. The ballot counting would be done the morning of the Annual Meeting.

QUARTERLY NIGHT MEETING: President Wendling indicated that the suggestion was made to have one quarterly night meeting, every three months. He indicated that the night meeting held in October 2006 had the highest number of attendees, citing that most people do not like giving up a Saturday to attend a meeting. Any change to the By-Laws would need to be looked into.

COMED: President Wendling indicated that ComEd is in the process of rejuvenating the primary feeder line that comes in off of Flagg Road, goes parallel to Mississippi, runs down to the power pedestal down by the office, and then the main feeder from there goes over to the pedestal by the sewer plant. From there, the line goes down through the campground, underneath the creek, and up to the utility easement, all the way up to the water tower. ComEd was in the process of rejuvenating the cable when they discovered a break in the cable right underneath the stream that the dam dumps into, and as a result, ComEd ended up having to replace this section. This repair work resulted in the recent power outage and loss of water. Other than this, everything else is checking out and progressing well with the rejuvenation process.

ADJOURNMENT: Jerry made the motion to adjourn, seconded by Frank. A roll count vote was taken, all in favor, and none opposed. Meeting adjourned at 10:15 a.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, July 21, 2007 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 MAY 19, 2007

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