

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
July 21, 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, July 21, 2007, at Lake Court Center.

Attendance: Kay Chovanec, Don Finn, Sue Hill, Frank Holzer, Crystal Pohlman, Jerry Skyles, Dave Stewart, Parnell Thibert, Tom Wendling and Barb Wiese.

Absent: Pat Bendery, and Leslie Edgar, recording secretary.

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

President Wendling introduced the three newest Board members, Don Finn, Parnell Thibert, and Pat Bendery (*absent*).

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: Kay made the motion to accept the minutes of the May 2007 meeting, seconded by Crystal. A roll count vote was taken, and those in favor were Sue, Barb, Jerry, Crystal, Kay, Frank and Dave. Don and Parnell abstained.

TREASURER'S REPORT (see **ATTACHMENT C**): Sue made the motion to accept the Treasurer's report, seconded by Jerry. A roll count vote was taken, and all in favor, none opposed. Crystal reported that the monthly interest earned with the new checking account at Community State Bank is much higher than it had been at Fifth Third Bank. The request was made to have the check register available at the monthly meetings, and Crystal indicated that she would provide this.

UNFINISHED BUSINESS:

QUARTERLY NIGHT MEETING: President Wendling indicated that he would like to have at least one night meeting once a quarter, for the months of October 2007, February 2008, and May 2008, citing that attendance is higher when held at nighttime.

MOTION: Crystal made the motion to have three quarterly night meetings for fiscal year 2007-2008, on the 3rd Thursday in October, February and May at 7 p.m., seconded by Frank. A roll count vote was taken, and all in favor, none opposed.

OLD BUSINESS:

FINES FOR FAILURE TO PROVIDE PROOF OF \$300K LIABILITY INSURANCE: Sue indicated that the Rules & Regulations have established fines for not displaying a valid decal, but perhaps a fine should be established for lot owners who do not provide proof of insurance for their non-licensed vehicles. After discussion, the Board agreed to leave the existing Rules & Regulations as is.

NEW BUSINESS:

COMMITTEES FORMATION: In addition to the existing committees, President Wendling indicated that he would like to see a Public Safety Committee formed, stating that since there are no street lights and there is a lot of woods, emergency responders have difficulty identifying the location of homes. President Wendling would like to see this new committee work on identifying homes on a map with the corresponding street addresses, and then working with the fire department and ambulance drivers to better assist them in finding their way in the community. President Wendling asked Barb if she would like to chair this committee, and she agreed. Barb indicated that speed bumps identification would also be helpful to the fire department. Committees and chairpersons/representatives are as follows: Parks: Frank, Roads: Jerry, ECC: Dave, Properties: Parnell, Unification representative: Don, and Social representative: Kay.

SECURE REAL ESTATE AGENT FOR ACQUIRED PROPERTIES: President Wendling indicated since the POA would potentially acquire properties at the October sheriff's sale, consideration should be given to securing a couple of real estate agents to sell these properties. Suggestions were made to interview real estate agents, see what kind of marketing strategy, rate basis and plan of action they offer, and then choose the agents that offer the best options. It was suggested that the Properties Committee conduct the interviews and make recommendations to the Board.

NEW POA ATTORNEY/GENERAL COUNSEL: President Wendling reported that he received a correspondence from the Association's attorney, Robin Minnis, and due to family health issues and her increased caseload, she would like to withdraw as the POA's attorney. Robin recommended continuing with the attorney that is handling the POA's foreclosures and collection issues, Dana Considine, as our legal representation. President Wendling indicated that the POA's legal expenses have been very minimal, excluding the pending foreclosure and collection issues.

MOTION: Crystal made the motion to hire Dana Considine as the POA's new lawyer, seconded by Jerry. A roll count vote was taken, and all in favor, none opposed.

COMMITTEE REPORTS

OAK WILT: President Wendling indicated there is no oak wilt report. Don opened up the discussion by making a motion to discontinue the oak wilt program, stating that even though there has been a valiant effort in the past to try to stop the spread of oak wilt, it would be better to let nature take its course. Don indicated that even among the experts there are differences of opinions on how to control oak wilt, as well as even how to properly diagnose the disease. President Wendling indicated that New Landing is surrounded by others who make no effort to control the oak wilt on their properties (*i.e. Lost Nation, Lost Nation Golf Course, RCD, and Orlands*).

MOTION: Don made the motion to discontinue the oak wilt program until further notice, seconded by Dave. A roll count vote was taken, and those in favor were Sue, Jerry, Crystal, Kay, Don, Frank, Dave, and Parnell. Barb voted no.

ECC: Dave reported that he checked out a few cherry trees that had black knot disease, and gave the owner information on the treatment and causes of the disease. Dave marked several trees for removal, and did another 6-month inspection on the Young's home, which did not pass. Dave reported that the ECC granted one storage shed permit. Dave indicated that after reviewing the documentation on the Beckleys' multi-lot discount variance, he believed it should be granted and their billing adjusted to reflect same.

MOTION: Dave made the motion to honor the multi-lot discount variance granted on the Beckleys property, seconded by Don. A roll call vote was taken, and all in favor, none opposed.

MOTION: Dave made the motion that all variances, regardless of reason, get Board approval, seconded by Crystal. A roll call vote was taken, and all in favor, none opposed.

PARKS: Memorial Park: Frank reported that the basketball hoop had been installed and is being utilized. However, because Frank believes there is a potential danger factor with the steel post, purchasing a rubber cover would be looked into. Frank thanked Ray Lundeen, Jerry Pohlman and Dave Strasemeier for helping him install the basketball hoop. Frank indicated that if anyone wanted to use the park for an outing of 12 or more people, they could call the office and reserve the park. Frank indicated that a basket type trash can is now at the park. President Wendling indicated that he located 2 grills in storage at the sewer plant, and although they are rusty, it appears they are usable.

MOTION: Frank made the motion to close the parks at 9 p.m., seconded by Jerry. A roll count vote was taken, and all in favor, none opposed.

Frank indicated that he would look into obtaining signs for the parks and having them posted at the parks, and Sue indicated that she would make sure this information is included in the next newsletter.

ROADS: Jerry reported that Franklin Maintenance has been working on potholes, concentrating on Knollwood Estates, due to the pending chip and seal scheduled for Knollwood. Jerry indicated that the price for pothole repair may go up due to the size of the holes being unknown at the time the quote was prepared. Jerry reported that Franklin Maintenance would repair some of Clover Court, but Clover Court should be added to the chip and seal work Municipal Maintenance would be performing. Jerry indicated that the roads being addressed this year are Knollwood, North Fork, the POA driveway, and now, Clover Court. Jerry indicated that the roadside grass mowing may have to be done 6 times instead of 5 times.

SOCIAL COMMITTEE: Sue reported that 5th Friday had a good turnout, and the next event would be the pancake breakfast on the last Saturday in August. Sue commented that ladies from the Social Committee have relentlessly watered the flowers at the Rec Center, and the flowers look gorgeous. Sue indicated that the next garage sale would be in September, and there would be a bake sale as well.

PROPERTIES COMMITTEE: (see **ATTACHMENT E**). Additionally, Crystal reported that Mr. Kives, who owns 26 lots and owes the POA approximately \$50,000.00, sent a check for approximately \$3,500.00, accompanied by a letter stating that he believed this check settles his outstanding balance, and he should be considered a member in good standing. Crystal indicated that the check was deposited, but it bounced, and foreclosure proceedings would continue.

UNITY/LONG RANGE PLANNING COMMITTEE: President Wendling reported the committee is still working on a few minor modifications to the By-Laws, but the Rules & Regulations and ECC package are done, and the Covenants will stay the same for both sides. President Wendling indicated that the next step is to redo the budget, and as soon as Lost Nation has their annual meeting, both budgets from each POA will be combined. President Wendling explained that the reason the attorney expenses to unify would not exceed \$2,000.00 (*\$1,000.00 per POA*), is because a lot of work has been performed by committee members, versus having the attorneys doing research and preparing the documents. The \$2,000.00 expense includes the actual dissolution of both POAs and state filing fees. President Wendling anticipates there would be another community-wide meeting some time at the end of September, and at that time, the new Rules & Regulations, Covenants, new By-Laws and financial plan would be available for review. The attorneys will also be present to answer questions. President Wendling indicated that the attorneys had said that, legally, each Board could approve the merger, but the committee wants the membership to vote.

SECURITY: President Wendling reported that the last newsletter highlighted some of the types of calls the security guys handle, and that down the road, speeding fines would be seriously looked at and published in the newsletter as well. President Wendling indicated that he gets favorable comments on how the security guys are handling various situations. President Wendling will continue as chairperson on Security. It was suggested to purchase "No Trespassing" signs for the front gate at the same time signs for the parks are purchased.

President Wendling announced that the office hours for the week of July 23rd would be Monday, Wednesday and Thursday 9 a.m. to 1 p.m. On behalf of the Board, President Wendling extended sympathies to Mel Jackovich on the passing of his father.

ADJOURNMENT: Crystal made the motion to adjourn, seconded by Jerry. A roll count vote was taken, all in favor, and none opposed. Meeting adjourned at 10:16 a.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, August 18, 2007 at 9:00 a.m. at Lake Court Center

**SUMMARY OF MOTIONS MADE BY THE
NEW LANDING BOARD OF DIRECTORS
JULY 21, 2007**

MOTION: Crystal made the motion to have three quarterly night meetings for fiscal year 2007-2008, on the 3rd Thursday in October, February and May at 7 p.m., seconded by Frank. A roll count vote was taken, and all in favor, none opposed.

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