

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
October 18, 2007**

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by President Wendling at 7:00 p.m. on Thursday, October 18, 2007, at Lake Court Center.

Attendance: Pat Bendery, Kay Chovanec, Don Finn, Sue Hill, Frank Holzer, Crystal Pohlman, Parnell Thibert, Dave Stewart, President Tom Wendling, Barb Wiese.

Absent: Jerry Skyles.

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

MOTION TO ACCEPT AGENDA (see ATTACHMENT B): Don made a motion to accept the agenda, seconded by Frank. President Wendling indicated that the item entitled "LETTER FROM COMMUNITY MEMBER" under NEW BUSINESS should be removed from the agenda, and Barb asked for OPEN DISCUSSION to be moved to prior to ADJOURNMENT. Sue indicated that this would be done as a trial basis. A roll call vote was taken, and those in favor were Sue, Barb, Crystal, Kay, Don, Pat, Dave and Parnell. Frank voted no.

MOTION TO ACCEPT MINUTES OF OCTOBER 2, 2007 SPECIAL MEETING: Barb made a motion to accept the minutes of the October 2, 2007 special meeting, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed.

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

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

UNFINISHED BUSINESS: No unfinished business.

OLD BUSINESS: No old business.

NEW BUSINESS:

NON-COMPLIANT LOT OWNERS/NON-LICENSED VEHICLES: Sue announced that any person operating a non-licensed vehicle that is stopped by security for not having a decal and/or flag, should consider that their warning. The next time they are stopped, they will be issued a ticket, and the fine would be \$25.00.

LOANER GRINDER PUMPS: President Wendling indicated that a loaner grinder pump had been in a lot owner's home since May, and that establishing a time period on loaner grinder pumps would be appropriate. After brief discussion about an appropriate amount of time, the issue was tabled until E-One is contacted to inquire about supplying a refurbished grinder pump to this homeowner. Additionally, President Wendling recommended sending Schmitt Plumbing a letter asking them to do their best in repairing grinder pumps in 75 days or less.

NO SOLICITATION POLICY: Sue read the policy as she had written it, and Don Finn suggested that they table it until next month, after the Board members have had a chance to review it.

COMPLAINT FORM (see ATTACHMENT D): Sue indicated that a complaint form had been created for lot owners to use to voice any complaints they may have, and that after the form is filled out, it should be returned to the POA office.

MOTION: Crystal made the motion to accept the complaint form as presented, seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed.

BOARD MEMBER REPRESENTATION AT FORECLOSURE SALE:

MOTION: Sue made the motion that Parnell cast the opening bid at the October 19, 2007 foreclosure sale, with Crystal as a back-up in the event that Parnell is not able to attend, seconded by Kay. A roll call vote was taken, and those in favor were Sue, Barb, Crystal, Kay, Don, Pat, Frank, and Dave. Parnell abstained.

FIRST RESPONDERS PRESENTATION: Chuck Faivre and George Kersten gave a presentation on the First Responders Program, and emphasized the need for residents of Lost Lake to volunteer their time and services for the program. President Wendling asked Chuck to put together an article for the next newsletter to which he agreed.

COMMITTEE REPORTS

UNITY/LONG RANGE PLANNING: President Wendling indicated that a special meeting would be held Saturday, November 3, 2007, for the purpose of counting the unity ballots, and if the vote was in favor of unity, the interim Board members would be announced at that time. President Wendling indicated that if any of the existing Board members are interested in serving on the interim one-year Board, to send an email to the POA office. President Wendling read a letter that was sent out to several property owners anonymously (see **ATTACHMENT E**), and when President Wendling asked those in attendance if they had any knowledge as to who sent it, no one responded.

PUBLIC SAFETY: Barb had no report for public safety. Sue indicated that the Social Committee discussed having a 50/50 raffle to help fund the purchase of defibrillators for the community.

ECC: Dave requested that the Board approve a shed variance for LSV073 (*Mancini/Sarver*) as there are trees that prevent the shed from being properly placed within the setback requirements.

MOTION: Don made the motion to accept the shed variance on LSV073, seconded by Pat. A roll call vote was taken, and all present were in favor, none opposed.

Dave requested that the Board approve a multi-lot discount variance for HAN054-055-056 (*Dummett*) as the house was now built over all 3 lot lines.

MOTION: Frank made the motion to accept the multi-lot discount variance for HAN054-055-056, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

Dave requested that the Board approve a multi-lot discount variance for HAN065-066-067-068 (*Stephenitch*), as the house and driveway sat over all 4 lot lines.

MOTION: Barb made the motion to accept the multi-lot variance for HAN065-066-067-068, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed.

Dave reported that a permit was issued for an addition (*Kryger*), and a new home permit was issued for Cincinnati 19 (*Cantrell*). Dave reported that he marked trees for 2 homeowners

Dave requested that the Board approve an update to the Check-Off list for the new home permit application, requiring two (2) complete sets of blueprints bearing an architectural stamp, and if the prints do not have an Illinois architectural stamp, the prints must be approved by our building inspector.

MOTION: Don made the motion to update the Check-Off list for the new home permit application, requiring two (2) complete sets of blueprints bearing an architectural stamp, and if the prints do not have an Illinois architectural stamp, the prints must be approved by our building inspector (charge to review blueprints assumed by the lot owner), seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

PARKS: Memorial Park: Frank reported that a tree would soon be removed from Memorial Park.

Friendship Park: Frank reported that the Halloween Party would be held Saturday, October 27th, and in the event of inclement weather, it would be held at Memorial Park.

ROADS: Jerry reported that snowplow bids had been received and would be reviewed.

SOCIAL COMMITTEE (see **ATTACHMENT F**).

SECURITY: President Wendling indicated that there were no security issues to report.

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

MOTION: Parnell made the motion that the Board approve the opening bid amounts for the following lots as follows: \$2,600.00 for CIN035, CIN047, CN075, DUB002, DUB059, HAN162, LAC092, LAC099 & STP114; \$3,100.00 for CIN034; \$3,400.00 for DUB026, DUB060 & LAC107; \$4,300.00 for LAC027/028 & LAC094/95; \$5,800.00 for LAC100/101, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Parnell made the motion that the Board instruct Dana to proceed with collections of lot owners still in arrears for their 2007-08 Dues & Assessments through small claims court if payment is not received in full by October 21, 2007, seconded by Crystal. A roll call vote was taken, and those in favor were Sue, Barb, Crystal, Kay, Don, Frank, Dave and Parnell. Pat abstained.

OPEN DISCUSSION: One homeowner asked what was going on with the cable work by ComEd, and the other homeowner made a comment about the anonymous letter read earlier by President Wendling.

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 8:56 p.m.

NEXT MEETING: Saturday, November 17, 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
OCTOBER 18, 2007**

MOTION: Crystal made the motion to accept the complaint form as presented, seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Sue made the motion that Parnell cast the opening bid at the October 19, 2007 foreclosure sale, with Crystal as a back-up in the event that Parnell is not able to attend, seconded by Kay. A roll call vote was taken, and those in favor were Sue, Barb, Crystal, Kay, Don, Pat, Frank, and Dave. Parnell abstained.

MOTION: Don made the motion to accept the shed variance on LSV073, seconded by Pat. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Frank made the motion to accept the multi-lot discount variance for HAN054-055-056, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Barb made the motion to accept the multi-lot variance for HAN065-066-067-068, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Don made the motion to update the Check-Off list for the new home permit application, requiring two (2) complete sets of blueprints bearing an architectural stamp, and if the prints do not have an Illinois architectural stamp, the prints must be approved by our building inspector (charge to review blueprints assumed by the lot owner), seconded by Frank. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Parnell made the motion that the Board approve the opening bid amounts for the following lots as follows: \$2,600.00 for CIN035, CIN047, CN075, DUB002, DUB059, HAN162, LAC092, LAC099 & STP114; \$3,100.00 for CIN034; \$3,400.00 for DUB026, DUB060 & LAC107; \$4,300.00 for LAC027/028 & LAC094/95; \$5,800.00 for LAC100/101, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Parnell made the motion that the Board instruct Dana to proceed with collections of lot owners still in arrears for their 2007-08 Dues & Assessments through small claims court if payment is not received in full by October 21, 2007, seconded by Crystal. A roll call vote was taken, and those in favor were Sue, Barb, Crystal, Kay, Don, Frank, Dave and Parnell. Pat abstained.