

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

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by President Wendling at 9:00 a.m. on Saturday, November 17, 2007, at Lake Court Center.

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

Absent: Kay Chovanec.

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

MOTION TO ACCEPT AGENDA (see **ATTACHMENT B**): Don asked for OFFICE DESK PURCHASE to be added under OLD BUSINESS. Frank 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 PREVIOUS MEETING: Due to a malfunction with the CD recording system in October, no minutes from October were available for approval.

TREASURER'S REPORT (see **ATTACHMENT C**): Crystal reported that the \$10K 6-month Certificate of Deposit issued back in May was rolled over, netting \$250.00 in interest, and the \$10K 3-month Certificate of Deposit was rolled over for the second time for another 3 months, with a rate of 4.5%. Crystal explained that the credit card/bank service charge (517) was the monthly service charge for processing credit card transactions. Crystal will check with Community State Bank to see if they offer a better monthly rate. Crystal explained that the gatehouse expense (530) of \$95.61 was to purchase 3 flags, and \$42.31 was for the ComEd electric bill for the gatehouse. Don made a motion to accept the Treasurer's report, seconded by Jerry. A roll count vote was taken, and all present were in favor, none opposed.

UNFINISHED BUSINESS:

LOANER GRINDER PUMPS: President Wendling reported that of the 4 loaner grinder pumps the POA owns (3 indoor and 1 outdoor), the 3 indoor pumps were checked out, and he suggests that the POA donate all 4 grinder pumps to the Lost Lake Utility District (LLUD), anticipating the December 14th closing date on the purchase of the utility. Joe Olliges, Chairman of the LLUD, has agreed to accept the pumps on behalf of the LLUD provided they are donated by the POA. Due to their high failure rate, President Wendling suggested that an alternative vendor who offers comparable pumps be sought out.

MOTION: Crystal made the motion to donate the loaner grinder pumps to the Lost Lake Utility District at the point when the Lost Lake Utility District has closed on their purchase of the utility, at no charge, seconded by Sue. A roll count vote was taken, and all present were in favor, none opposed.

President Wendling reported that there is a loaner grinder pump that has been in the ground of a homeowner since May. Schmitt condemned their pump, and since E-One is not willing to sell a refurbished pump, the homeowner must buy a brand new pump. However, due to the financial hardship brought on to the homeowner, President Wendling suggested selling the loaner pump to this homeowner "as is", with no warranty, at a reasonable price. After a lot of discussion and many suggestions, President Wendling and Sue agreed to approach the homeowner and ask that they purchase the loaner pump.

NO SOLICITATION POLICY: Sue read the NO SOLICITATION POLICY statement that was previously emailed to all Board members, and indicated that a sign would be purchased for the front gate. The NO SOLICITATION POLICY will read as follows: Door to door solicitation by persons not residing in our community is strictly prohibited. Solicitation is permitted only by members in good standing for such organizations as Girl Scouts, Boy Scouts, and school groups. Persons wishing to solicit for such organizations should notify the New Landing office in writing what organization they are soliciting for and the dates they will be soliciting. Scheduled deliveries are not considered solicitations.

MOTION: Sue made the motion to accept the NO SOLICITATION POLICY as read, seconded by Pat. A roll count vote was taken, and all present were in favor, none opposed.

OLD BUSINESS:

OFFICE DESK PURCHASE: Purchasing a new and more functional desk for the POA office was discussed, and Don agreed to assist in the selection/purchase of an office desk, possibly purchasing used furniture, and he will report back to the Board his findings.

NEW BUSINESS:

BIDS FOR SNOW PLOWING: President Wendling reported that five bids for snowplowing for both associations had been received, one of which was eliminated right away because it was too high. President Wendling explained the offer terms from each bid submitter, and each bid was discussed and compared. Since most of Lost Nation's Board members were in attendance, there was interactive dialogue between the New Landing Board members and Lost Nation Board members about each bid. After much discussion and a comparative analysis of last year's snowplow costs, it was felt that Wes Hughes' bid offered the best service at reasonable pricing. President Wendling indicated that a drug and alcohol compliance policy would be required to be signed.

MOTION: Jerry made the motion to accept the \$25,000.00 fixed cost bid from Wes's Tree Service for snowplowing, pending further discussion with them regarding the loading and spreading of salt when there is not 2" of snow, and also provided that Lost Nation approves same, seconded by Dave. A roll count vote was taken, and all present were in favor, none opposed.

ADJOURN MONTHLY MEETING UNTIL JANUARY 2008: President Wendling called for a motion to cancel the regularly scheduled December Board meeting.

MOTION: Crystal made the motion to cancel the December 2007 meeting, with the next meeting being in January 2008, seconded by Parnell. A roll count vote was taken, and those in favor were Pat, Sue, Frank, Crystal, Jerry, Dave, Parnell and Barb. Don abstained.

COMMITTEE REPORTS

UNITY/LONG RANGE PLANNING: President Wendling read a letter sent to Tom Clarey dated November 7, 2007 (see **ATTACHMENT D**) from the law firm that assisted in the unification process referable to the corporation name Lost Lake Property Owners Association. President Wendling indicated that the name *Lost Lake Property Owners Association* would need to be dissolved by Chuck Jolicoeur to which Chuck agreed he would do, and then the

name would be released for use by the new association. President Wendling reported that the first official meeting for the new Lost Lake Board would be December 8th, immediately following the Lost Nation Board meeting.

PUBLIC SAFETY: President Wendling reported that a house fire occurred the night before, and because it took 17 minutes for the first truck to show up, with only one driver on board, more volunteers are needed for First Responders. President Wendling indicated that this should be something that the new Board should look into after the first of the year, as well as looking into a device at the front gate that would allow the firemen to raise the gate arms so that trucks would not have to wait at the front gate when an emergency in the community arises, thereby delaying the response time. Several suggestions were made including the solicitation of First Responders volunteers via the newsletter, having someone from First Responders give a brief presentation at a pancake breakfast which would hopefully yield younger volunteers, replacing the maps at the front gates, and giving the fire departments copies of the maps for each of their fire trucks. Barb indicated that if Chuck Faivre did not put something in the next newsletter, with a deadline of December 10th, she would submit something. Barb also indicated that the mapping work is almost completed, and once completed, the map would have the house addresses and speed bump locations.

ECC: Dave reported that permission was granted for two lot owners to cut down trees, a 6-month re-inspection finally passed, a 6-month inspection passed, and one permit for a new home was issued.

PARKS: Frank reported that the dead tree at Memorial Park had been removed, and the stump would be ground out next week. Frank will approve the contractor's work before the invoice gets paid. Frank indicated that he would like to change the name of Memorial Park to Unity Park, and have a plaque with the names printed of the Unity Committee members. President Wendling indicated that he was not in favor of spending money to purchase a plaque, but instead, someone could donate a plaque with the names on it.

MOTION: Frank made the motion to change the name of Memorial Park to Unity Park, seconded by Crystal. A roll count vote was taken, and those in favor were Pat, Sue, Frank, Crystal, Dave and Parnell. Don and Jerry abstained, and Barb voted no.

ROADS: Road issues were discussed under NEW BUSINESS/BIDS FOR SNOWPLOWING.

SOCIAL COMMITTEE: (see ATTACHMENT E):

SECURITY: President Wendling reported that there was not much to report due to security issues being relatively quiet and security hours have been cut back. President Wendling gave an update on the ComEd situation, reading the names of the residents who would be affected by the upcoming power outage.

PROPERTIES COMMITTEE: (see ATTACHMENT F).

MOTION: Parnell made the motion that the Board gives the Properties Committee the flexibility/authority to negotiate property sale prices for POA owned properties within reason, seconded by Crystal. A roll count vote was taken, and those in favor were Pat, Don, Sue, Frank, Crystal, Jerry, Dave and Parnell. Barb abstained.

MOTION: Parnell made the motion to place an opening bid of \$2,600.00 at the November 30, 2007 sheriff's sale for Lot 39 in the St. Paul section, seconded by Pat. A roll count vote was taken, and all present were in favor, none opposed.

MOTION: Parnell made the motion to take no collection efforts on Memphis 010 until such time that the tax buyer obtains title of the property, with a tentative court date scheduled for December 12, 2007, seconded by Crystal. A roll count vote was taken, and all present were in favor, none opposed.

ADJOURNMENT: Barb made the motion to adjourn, seconded by Frank. A roll count vote was taken, and all present were in favor, none opposed. Meeting adjourned at 10:46 a.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, January 19, 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
NOVEMBER 17, 2007**

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