

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
August 18, 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, August 18, 2007, at Lake Court Center.

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

Absent: Frank Holzer, and Barb Wiese (*unexcused*).

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

MOTION TO ACCEPT AGENDA (see **ATTACHMENT B**): Sue requested to have an item added under NEW BUSINESS, a rewrite in the By-Laws referable to Article III, Section 6, Annual Membership Charges and Assessments. Sue made the suggestion to move the one item from UNFINISHED BUSINESS (*ComEd/Cable Injection Project*) to OLD BUSINESS. Kay made a motion to accept the agenda with the addition under NEW BUSINESS, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

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

TREASURER'S REPORT (see **ATTACHMENT C**): Jerry made a motion to accept the Treasurer's report, seconded by Kay. Crystal explained that the \$1,500.00 under Community Affairs was the annual payment to the Social Committee, and Account 700/Foreclosure Expenses represents the total for the year paid for water/sewer, taxes and lien releases. Crystal explained that the \$1,155.10 in Account 425/Interest Income represents interest for a 2-month period since opening the new accounts at Community State Bank. Crystal reported that the bank account at Fifth Third Bank was closed on August 17, 2007, and the \$24,000.00 balance would be transferred to Community State Bank. Crystal reported that payment was stopped on an uncashed \$25.00 refund check, drawn on Fifth Third Bank, written to a lot owner for overpayment on their dues and assessments. Crystal indicated that the lot owner had been sent several letters, to which no response has been received, and as soon as the lot owner contacts us, we would either issue another refund check or leave the \$25.00 credit on their account. Crystal explained that the \$25.00 in Account 450/Miscellaneous Income represents a returned check fee assessed by us in July to the lot owner whose check bounced. A roll call vote was taken, and all present were in favor, none opposed.

UNFINISHED BUSINESS:

No unfinished business.

OLD BUSINESS:

COMED/CABLE INJECTION PROJECT: President Wendling reported there was a meeting with ComEd to review all of the projected community projects for the next six weeks, in addition to the ongoing project of injecting cables with silicone. President Wendling indicated that the next step is scheduled to begin September 17th, and this would involve replacing over

8,000 feet of old cable with new cable by boring holes in the ground versus trenching. More detailed information would be in the next newsletter, along with a map showing the areas that would be affected. ComEd indicated that this project should be completed by October 3rd, weather permitting, and they have assured us that once the project is completed, all of the holes would be closed up, and landscaping would take place this fall. President Wendling reported that ComEd informed us that the sunken road patch on St. Francis would be redone this fall as well. Based upon a conversation Kay had with a ComEd employee about the number of outages the community has experienced, Kay encouraged everyone to call ComEd whenever an outage is experienced, regardless of the outage time, even if it is only for a moment.

NEW BUSINESS:

BY-LAWS ADDITION/ARTICLE III, SECTION 6: Sue indicated that the By-Laws should be amended to reflect the amount of money owed for dues and assessments, and also should state that the multi-lot discount would be rescinded if dues and assessments are not paid on time.

MOTION: Sue made a motion that the Board accept the following proposed By-Laws change to Article III, Section 6, seconded by Jerry: *"If a member owns only one lot, the obligation shall be one annual charge. If a member owns more than one lot, the obligation shall be one annual charge \$200.00 for the first lot, plus an additional charge \$125.00 for each subsequent lot. This multi-lot discount will be rescinded if dues & assessments are not paid in full by May 31st".* A roll call vote was taken, and all present were in favor, none opposed.

COMMITTEE REPORTS

UNITY/LONG RANGE PLANNING: President Wendling reported that a public meeting is scheduled for Saturday, September 15th at 1 p.m., at which time the proposed new By-Laws and Rules & Regulations would be outlined. Provided to the Board members today was a preliminary copy of what would be discussed at this public meeting, although there may be changes made prior to the meeting with regards to verbiage and/or state statute requirements. President Wendling hopes to have the proposed new By-Laws and Rules & Regulations posted to the website by September 5th.

PUBLIC SAFETY: No report given.

ECC: Dave reported that trees were marked for several lot owners, a building addition was approved for lot HAN157/LSV37 (*Nicolini*) requiring no variance, and a letter was sent to a homeowner for failure to properly enclose their propane tank. Dave reported that the ECC approved 2 sheds contingent upon variance approval by the Board; the first variance is for a shed on lot DUB054/055 (*Frederick*) whereby the shed would be 5' from the lot line versus the required 7'5", as the lot owner wants to save the two trees in his backyard. Dave reported that the lot owner has obtained a letter from the adjoining property owner stating that she had no objection to the proposed shed location. The second variance is for a shed on a vacant lot,

LSV036 (*Thibert*) whereby the lot owner's home is adjoining on lot LSV034-035, and the dimensions would be 17' x 16' that includes a 5' overhang on the side. Dave indicated that there are two lots that require Board approval for a multi-lot discount. The first lot is HAN054/055 (*Dummett*) whereby the house is clearly situated over these 2 lots, but up until now they have not been given a multi-lot discount. Dave also indicated that the Dummett's third lot (*HAN056*) is in the process of having an addition built over it, and as soon as it is completed, the lot owner will apply for a multi-lot discount to include this third lot. The second lot requiring Board approval is a house that was sold back to the bank at sheriff's sale, situated over 2 lots on HAN163/164. After discussion by the Board, Dave withdrew any plans to make a motion to grant a multi-lot variance for these lots, stating that the bank or the new owner once sold should apply.

MOTION: Don made a motion to approve the shed variance for DUB054/055 (*Frederick*), seconded by Jerry. A roll call vote was taken, and all present were in favor, none opposed.

MOTION: Jerry made a motion to approve the shed variance for LSV036 (*Thibert*), seconded by Don. A roll call vote was taken, and those in favor were Sue, Jerry, Crystal, Kay, Don, Pat and Dave. Parnell abstained.

MOTION: Crystal made a motion to accept the multi-lot variance for HAN054/055 (*Dummett*), seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed.

Dave reported that the ECC approved a new permit application for additions, garages, sheds and anything other than a new home. This new permit application would consist of two categories: one category for improvements costing less than \$5,000.00, and the other category for improvements costing more than \$5,000.00. Improvements costing less than \$5,000.00 would require a non-refundable fee of \$100.00 and a refundable fee of \$500.00, with the refundable fee being returned upon satisfaction of inspection requirements. Improvements costing more than \$5,000.00 would require a non-refundable fee of \$500.00 and a refundable fee of \$2000.00, with the refundable fee being returned upon satisfaction of inspection requirements. Permit fees for a shed would cost \$50.00. David reported that no additions are currently under construction that would be affected by this new permit application.

MOTION: Crystal made a motion to accept the new permit application, seconded by Don. A roll call vote was taken, and all present were in favor, none opposed.

PARKS: No report given.

ROADS: Jerry reported that the chip & seal and pothole repair work had been completed, and the next step for roads would be to obtain snow plow bids.

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

SECURITY: President Wendling reported that the security guys are reporting a high compliance rate with regards to decals and guest passes, and that other than minor incidents, it has been fairly quiet.

PROPERTIES COMMITTEE: (see **ATTACHMENT E**). Parnell reported that he sprayed for a hornet problem at the POA office, closed off a hole in the wall in the stairwell by the meeting room, replaced the lower level entrance door due to the frame being broken and the door bottom being rusted through, sanded and repainted the gatehouse door due to rusting, and finished installing the replacement wall heater for the gatehouse.

MOTION: Crystal made a motion that no collection action be taken on LaCrosse 111, owned by the Estate of Salud Croox, until such time that buyer Lawrence Bruckner obtains title of the property, tentatively scheduled for the fall of 2008, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed.

ADJOURNMENT: Jerry 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 9:59 a.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, September 15, 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
AUGUST 18, 2007**

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