

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
September 16, 2006**

The regular monthly meeting of the board of the New Landing Property Owners Association was called to order by Vice President Dave Stewart, at 9:00 a.m. on Saturday, September 16, 2006, at Lake Court Center.

Attendance: Kay Chovanec, Bud Hines, Frank Holzer, Mark Pankow, Crystal Pohlman, Dave Stewart, and Barb Wiese. Leslie Edgar, recording secretary, was present.

Absent: Sue Hill, Ralph Petersen, Jerry Skyles, and President Tom Wendling.

Guests: See ATTACHMENT A.

MOTION TO ACCEPT AGENDA (see ATTACHMENT B): Dave made a motion to accept the agenda with the addition of the missing copier in question, to be added under MISSING POA PROPERTY/OLD BUSINESS, seconded by Crystal Pohlman. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, Bud, and Barb, with none opposed.

MOTION TO ACCEPT MINUTES OF PREVIOUS MEETING: Bud made a motion to accept the minutes as amended, seconded by Kay, and all in favor. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, Bud, and Barb, with none opposed.

TREASURER'S REPORT (see ATTACHMENT C): Kay reported that as soon as QuickBooks Pro is operational, the budgeted amount, expenditures and balance for each category would be included on the Treasurer's Report. Crystal Pohlman made a motion to accept the Treasurer's Report, seconded by Frank. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, Bud, and Barb, with none opposed.

COMMITTEE REPORTS

ECC: Dave Stewart reported that the ECC members consist of himself, President Wendling, Don Finn, Steve Butz, and Joe Bajko, meeting monthly on the 3rd Monday at 7 p.m. at the POA office. Dave reported that the ECC met on September 18, 2006 and approved a shed for Rick Masterson, and a fence for Josh Lewis. However, after the September 18, 2006 ECC meeting, a hold was placed on these two permits, to establish whether or not the ECC by itself can grant waivers, or whether the decision had to go before the Board.

MOTION: Barb made a motion to approve the two pending permits, contingent upon verifying ECC authority vs. Board approval, seconded by Kay. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, Bud, and Barb, with none opposed.

Dave reported that the ECC marked trees on lot 4 in Louisville, lot 34 in Dubuque, and Norma Keyser's lot on Monongahela Drive. Dave indicated that the ECC would use a color other than red or yellow to spray paint trees, to distinguish between ECC marked trees and trees marked for Oak Wilt.

PARKS:

Friendship Park: Frank reported that he sprayed weed killer and cleaned up a few messes people left behind.

Memorial Park: Frank reported that the 3 pieces of playground equipment consisting of a rocking horse, a panda, and a steam shovel had arrived, and as soon as he gets a group of guys to help him, the playground equipment would be installed. Frank reported that after checking through the minutes, the port-a-potty was never voted on in November 2005 or any other month after, as had been stated in the August 2006

meeting. As a result, the port-a-potty would stay at Memorial Park until the end of October. Frank reported that Illinois Rural was contacted, and they confirmed that the water valve at Memorial Park was owned by the POA; in fact, Frank Dunmire of Illinois Rural encouraged us to keep it locked, and if Illinois Rural needed access, they would contact the POA. Frank reported that a lock would be installed on the water valve, and if anyone needed access to the water, they should come to the office for a key.

ROADS: In Jerry Skyles's absence, Crystal read a report submitted by Jerry. (see ATTACHMENT D).

SOCIAL COMMITTEE: In Sue Hill's absence, Crystal reported that at the July blood drive there were 50 attendees, with a total of 27 whole blood units, 8 double cell units, and 35 total units donated. The next blood drive is tentatively scheduled for November 14, 2006, pending Red Cross approval. The Social Committee met on September 14, 2006 at 10 a.m. The next pancake breakfast is scheduled for September 30, 2006 from 8-10:30 a.m., with RSVPs requested. The annual Social Committee sponsored Halloween party will be Saturday, October 28, 2006 from 1-3 p.m., starting out at the Lake Court Center with costume judging in all age groups with 1st, 2nd and 3rd place prizes, and then afterwards a wiener roast at Memorial Park, usually followed by kids trick or treating. The Social Committee is firming up plans for the Christmas party, to be held on Saturday, December 2, 2006, with more information to follow. The Social Committee is considering the purchase of a rustic outdoor-type ornament to put on the Christmas tree to give it a newer, updated look.

RECEIVABLES/FORECLOSURES:

Foreclosures: Crystal reported that there are not a lot of changes from last month's report. The POA owns 6 lots, awaiting documentation on one of them. Mike Scheurich is continuing the foreclosure process on 44 lots from the original 93 lots in foreclosure. The office manager continues to track and provide assistance to the attorney's office as required. Crystal reported that a sheriff's sale would take place on October 13, 2006 for lots 24 & 25 in LaCrosse, as prepared by our ex-attorney, Thomas Murray. Crystal reported that the house at 614 Mississippi Drive has been sold. Crystal reported that insurance, taxes and water/sewer fees are being paid by the POA on all of the acquired properties. Crystal reported that the sheriff's sale on the house at 204 Miami Drive has been court certified, and the new owner would be contacted with regards to grass cutting and other maintenance issues.

Account Receivables: Crystal reported that only one lot owner still has not paid the \$25.00 late fee on their 2006-2007 Dues & Assessments, and the account has been referred to Mike Scheurich. Per Crystal, other accounts referred to Mike are the 6 property owners/11 lots who have not paid any of their 2006-2007 Dues & Assessments. One unpaid 2006-2007 lot is pending a sale.

Crystal reported that a closing took place on lot 11 in LaCrosse on September 15, 2006, and even though the POA received payment in the amount of \$996.00 for Dues & Assessments for one year, this amount represents late fees, attorney fees, and lien fees, double the cost if the D&A would have been paid on time. Crystal again encouraged everyone to pay their D&A on time.

OLD BUSINESS:

OAK WILT: Mark Pankow explained that George Poe did a 3-year map analysis of Oak Wilt to help determine if the Oak Wilt program is working, and Mark indicated that he thought the program was working. Because of the large amount of time spent by Mark and the office manager in tracking down lot owners and ensuring that they have complied by having their Oak Wilt trees cut down, Mark is looking to the Board to assist this process by solidifying a plan to do the program a little better this year. A lot of discussion and suggestions were made to help make this year's program run smoother, and most everyone agreed that fees should be imposed on lot owners who do not have their tree(s) taken down, to be added on to their 2007-2008 Dues & Assessments invoice, if applicable.

MOTION: Barb made a motion to impose a fine of \$25.00 per tree for lot owners that do not remove their tree(s) after the established deadline as outlined in the first letter, seconded by Crystal. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, Bud, and Barb, with none opposed.

Mark reported that after the meeting, and with the assistance of the recently purchased metal detector, he would go and identify whether or not an Oak Wilt tree is on lot 59 or 60 in Louisville.

NEW WEBSITE & WEBSITE NAME: Crystal reported that the New Landing website www.newlanding.org is up and running as of September 16, 2006, with Marty Portner as the Webmaster. Crystal encouraged everyone to check it out and give thoughts and/or suggestions at the next meeting. Crystal indicated that updates would either be done by the office manager or herself as needed, and after reviewing the previous years' minutes, any changes would be made as well. After some discussion about security/privacy issues, Crystal indicated that personal email addresses would not be on the website.

NEWSLETTER: Dave indicated that the Newsletter would be tabled until next month's meeting.

SECURITY: After much discussion about whether or not security is necessary, what type of security is needed, volunteer vs. paid security such as off-duty deputies or a coded key pad at the front gate, when patrolling would take place, budget, and whether to establish a security patrol between New Landing, Lost Nation and the RCD, the topic of security was tabled until next month's meeting. Hopefully, at that time, between the Lost Nation Board President, New Landing Board President Wendling, and the RCD President, a more detailed security plan could be presented. The suggestion was made to meet with the Ogle County Sheriff's Department about patrolling, and ask them what they would be able to do for us.

Dave reported that complaints have been received because people have been coming into New Landing through the Flagg Estates subdivision, at the corner of Deer Paint Drive & Chippewa Lane, as well as exiting New Landing through same, leaving an obvious traffic pattern path. Dave suggested installing a barrier, or perhaps appointing a committee to investigate the situation. The issue of insurance liability was raised if a barrier were to be installed.

PUBLIC ADDRESS SYSTEM UPDATE: Dave reported that President Wendling and RCD President Marty Portner received 3 or 4 bids on a public address sound system, and they would be seeking re-bids as they believe these bids were ridiculously high.

COMED UPDATE: Dave reported that Tom had indicated to him that work by ComEd would resume shortly, and ComEd is prepared to do something to finish the loop connection work. Dave reported that the path of trenching would begin on Deer Paint Drive and end at the corner of Missouri & Mississippi Drives. Crystal reported that while petition signatures are still important, the petition does not need to be notarized, as had been stated at the August 2006 meeting. Crystal encouraged those in attendance to sign the petition at the sign-in table, in the event that further action needs to be taken.

MISSING POA PROPERTY: Barb reported that one of the two copy machines in question had broken down and was donated to Judy Osland, and the second copy machine was brought back to the office the day after the June 2006 annual meeting, along with Judy Osland's keys and Doug Henry's keys.

NEW BUSINESS:

\$3K LOAN TO LLUD: Dave reported that the Lost Lake Utility District requested a \$3,000.00 loan for start-up operating expenses such as mailbox rental, insurance, salaries for 2 employees (secretary and treasurer), and newspaper notices.

MOTION: Crystal made a motion to loan \$3,000.00 to the Lost Lake Utility District per their request, at 4.5% interest, with a signed note, contingent on legal approval, seconded by Kay. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, and Barb. Bud abstained.

OCTOBER BOARD MEETING DATE/TIME CHANGE: Dave reported that due to a scheduling conflict in October, the Board meeting cannot be held on the 3rd Saturday in October, so the October meeting needs to be rescheduled for Thursday, October 19, 2006 at 7 p.m.

MOTION: Kay made a motion to reschedule the October meeting for Thursday, October 19, 2006 at 7 p.m. at the Lake Court Center, seconded by Crystal, and all in favor. A roll count vote was taken, and those in favor were Crystal, Frank, Kay, Mark, Bud, and Barb.

OPEN DISCUSSION:

Joe Olliges thanked the New Landing Board for providing the \$3,000.00 loan to the LLUD to assist them in proceeding forward with their plans to hopefully acquire the Utility. Joe encouraged people to view the Lost Lake Utility District website for upcoming meeting details.

Judy Osland indicated that the copier in question was donated.

Adjournment: Barb Wiese made a motion to adjourn, seconded by Kay, and all in favor. Meeting ended at 10:30 a.m.

NEXT MEETING: Thursday, October 19, 2006 at 7:00 p.m. at Lake Court Center

Submitted by Leslie Edgar, Office Manager _____

SUMMARY OF MOTIONS MADE BY THE
NEW LANDING BOARD OF DIRECTORS
SEPTEMBER 16, 2006

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