

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
October 19, 2006**

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 19, 2006, at Lake Court Center.

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

Absent: Ralph Petersen.

Guests: See ATTACHMENT A. President Wendling introduced two guests in attendance: Greg Beitel, Chief Deputy for Ogle County, and one of the Association's attorney, Robin Minnis.

MOTION TO ACCEPT AGENDA (see ATTACHMENT B): Sue Hill made a proposal that in the event the meeting goes late, a recess be taken to allow the guest speaker Greg Beitel to speak, and then resume the agenda as proposed. President Wendling explained that according to Robert's Rules, OPEN DISCUSSION or any type of discussion should not be part of the meeting minutes, and therefore should come after ADJOURNMENT. Kay made a motion to accept the agenda, seconded by Dave, and all in favor.

MOTION TO ACCEPT MINUTES OF PREVIOUS MEETING: Bud made a motion to accept the minutes, seconded by Dave. Sue Hill and Jerry Skyles abstained due to their absence at the previous meeting.

TREASURER'S REPORT (see ATTACHMENT C): Kay explained the Treasurer's Report, citing that the \$3,000.00 loan to the LLUD is included in expenses under COMMUNITY AFFAIRS. Kay reported that that \$4,000.00 expense under ROAD MAINTENANCE was for a deposit to Robert Schulze for the pothole repair. Sue made a motion to accept the Treasurer's Report, seconded by Crystal, and all in favor.

COMMITTEE REPORTS

ECC: Dave Stewart reported that trees were marked for two lots, and fines are pending on another lot where the lot owner cleared trees without ECC approval. Even though the lot owner indicated to Dave that he only took out brush with a skid loader, Dave reported that it was obvious to him that trees were in fact taken out, as there were several tree stumps covered up with dirt.

PARKS:

Friendship Park: Frank reported he still needs to put concrete around the unstable table, and in the spring he will add mulch around the play area.

Memorial Park: Frank reported that the 3 pieces of playground equipment had been installed. Frank thanked Bob Schulze for digging the holes, Jerry Pohlman for the concrete work, and Dan Nicolini, Parnell Thibert and Herb O'Rourke for their help. Frank indicated that a swing set would eventually be installed.

ROADS: Jerry Skyles gave a Roads report (see ATTACHMENT D). With reference to trespassers entering New Landing from Flagg Estates, President Wendling reported that our insurance agent recommended putting up a NO TRESPASSING sign, so that in the event someone gets hurt and a lawsuit occurs, we would be protected. Jerry indicated that salt is on order for the winter months. President Wendling reported that Hans Metoyer is willing to Quit Claim Deed Sangamon Lane to the POA, but Ogle County has told us that the POA already owns it. President Wendling indicated that this should be looked into more by Ogle County.

SOCIAL COMMITTEE: Sue reported that the Halloween Party is Saturday, October 28th at 1 p.m. at Lake Court Center to include costume judging, followed by a hayride to Memorial Park with a hot dog roast and party. Trick or treating will be from 4 to 7 p.m. Sue indicated that more details would be forthcoming about the upcoming blood drive on November 16, 2006.

RECEIVABLES/FORECLOSURES:

Foreclosures/Account Receivables: (see **ATTACHMENT E**). In addition, Crystal reported that Mike Scheurich has offered to conduct the sheriff's sale on the 44 lots in foreclosure for \$350.00 each vs. \$600.00 each that the Ogle County Sheriff Department charges.

OLD BUSINESS:

OAK WILT: Mark Pankow reported that the next newsletter would have an article explaining the oak wilt program to help refresh people's minds. Mark reported that letters to lot owners would be going out shortly. Mark reiterated that oak wilt trees need to be cut down by February 1, 2007. President Wendling reported that a letter was generated and mailed to community members in 2003 announcing an increase in Dues & Assessments to help pay for removal of oak wilt trees, although no motion was ever made to use the increase in D&A for that purpose. President Wendling reported that he and others attended a meeting in Oregon on oak wilt, hosted by the University of Illinois, and it was very informative. President Wendling indicated that he would like to propose at a later date the Association possibly picking up some of the cost to have testing done.

NEWSLETTER: President Wendling reported that the Newsletter Committee members were dismissed due to numerous quality issues which he cited, but the Newsletter Committee would remain. President Wendling indicated there is the possibility of a new printer being hired, as there were a lot of keying errors by Sauk Valley. President Wendling indicated that Letters to the Editor would be eliminated, and the newsletter would be more of an informative type newsletter. President Wendling reported that the next issue coming out is the last newsletter committed to by the Board, and at the next meeting, more discussion would take place on whether or not to continue with the newsletter.

COMED UPDATE: President Wendling reported that there would be a power outage on Friday, October 20th that would begin at 9 a.m. and could last until 3 p.m. The purpose of the power outage is to hook up the new loop coming off of Flagg Road, through Flagg Estates, up Deer Paint, and all the way to the power pedestal by the POA office. President Wendling reported that while this may not alleviate all power problems, it should make a significant difference. President Wendling reported that the power outage the week before triggered the pump on the well to shut off, which resulted in a boil order. President Wendling indicated that the next big push with ComEd would be getting the primary feed line replaced that comes off of Flagg Road. President Wendling indicated that he spoken with ComEd, and they are aware of this and it should be done this fall, especially in light of the fact that ComEd wants to get approval to raise rates at least 20-25% or more.

UNFINISHED BUSINESS:

SECURITY: President Wendling proposed a 6-month trial security program, not to exceed \$3,000.00, and if done in conjunction with Lost Nation and the RCD, the costs could be kept down. He indicated that the cost might be higher the first couple of months until the process is worked out. President Wendling indicated that even though New Landing's security problems are more nuisance type issues, and not breaking and entering, it should be minimized now before it grows into a more serious problem.

GUEST SPEAKER: The meeting was recessed at 8:02 p.m. to introduce guest speaker Greg Beitel, Chief Deputy for Ogle County who gave a presentation pertaining to security within New Landing. The meeting reconvened at 8:34 p.m.

President Wendling asked Officer Beitel if he thought what the POA is trying to do is a waste of time and money, and Officer Beitel replied that it was probably more cost effective than paying a deputy sheriff to come out and do patrol. Officer Beitel recommended that notices be published in all the local newspapers, including the high school paper, that it is illegal for ATVs to be on New Landing property, and violators could be subject to prosecution for trespassing.

MOTION: Jerry Skyles made a motion to allocate \$3,000.00 for a security program for the next 6 months, seconded by Dave, and all in favor.

NEW BUSINESS:

POTENTIAL SALE OF LAC012: Crystal reported that the POA received a call from an adjacent lot owner to LaCrosse 12, which is owned by the POA, and he is interested in purchasing the lot. The other adjacent property owner was contacted, and he is not interested in purchasing it.

MOTION: Crystal Pohlman made a motion to approve the sale of LaCrosse 12 for not less than \$5,000.00, seconded by Jerry, and all in favor.

UNITY AND POSSIBLE COMMITTEE FORMATION: President Wendling indicated that he would like the Board to vote on unity and possible committee formation, which would begin to look at the pros and cons of unity at some point in time down the road.

MOTION: Frank Holzer made a motion to commit to the study of unity with Lost Nation, seconded by Barb, and all in favor.

Volunteers interested in being on this committee were Dave Stewart, Harold Stromberger, Herb O'Rourke, and Barb Wiese, with Dave chairing the committee.

HOME BUSINESS REQUEST/MODEL HOMES: President Wendling reported that there was an ad in the newspaper for a model home on Deer Paint, and since the Covenants clearly say no model homes, Dave would be speaking to the homeowner.

President Wendling reported that a request for a dog sitting business was received. Much discussion ensued including the potential for increased traffic, and while the business would be conducted in the homeowner's basement and the surrounding neighbor had no objection, President Wendling tabled the issue pending legal counsel on legal ramifications.

President Wendling reported that he spoke with Attorney Robin Minnis, and as long as a home business is not retail, there is no advertising, and there are no signs, the business cannot be legally stopped.

RENTAL PROPERTIES: President Wendling reported that rental homes have recently come up, and the ECC has met and discussed various means of handling rental properties, including the issuance of vehicle stickers and compliance of the Association rules. President Wendling reported that the ECC would be putting together a policy for rental properties and properties where a property manager has been assigned by a lot owner.

TAXES DUE 11-04-06/FORECLOSURE PROPERTIES: Crystal reported that 13 of the 44 lots in foreclosure have 3-year taxes due, and if the POA does not pay the taxes, we would lose the lots to the tax buyer. Crystal reported that the POA has already lost a few lots through tax buyer situations. The cost to redeem the taxes on these 13 lots would be almost \$11,000.00, and are due by November 4, 2006. Crystal indicated that if some of the lots the POA owns could be sold, tax money could be recouped.

MOTION: Crystal Pohlman made a motion to pay the taxes due on the 13 lots, not to exceed \$11,000.00, seconded by Mark, and all in favor.

Adjournment: Jerry made a motion to adjourn, seconded by Barb, and all in favor. Meeting ended at 9:30 p.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, November 18, 2006 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 19, 2006

MOTION: Jerry Skyles made a motion to allocate \$3,000.00 for a security program for the next 6 months, seconded by Dave, and all in favor.

MOTION: Crystal Pohlman made a motion to approve the sale of LaCrosse 12 for not less than \$5,000.00, seconded by Jerry, and all in favor.

MOTION: Frank Holzer made a motion to commit to the study of unity with Lost Nation, seconded by Barb, and all in favor.

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