

**New Landing Property Owners Association
Regular Monthly Board Meeting Minutes
November 18, 2006**

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 18, 2006, at Lake Court Center.

Attendance: Kay Chovanec, Sue Hill, Bud Hines, Frank Holzer, Mark Pankow, Ralph Petersen, Crystal Pohlman, Jerry Skyles, Dave Stewart, Tom Wendling, and Barb Wiese. Leslie Edgar, recording secretary, was present. It should be noted that Barb Wiese left the meeting at 9:17 a.m. and returned at 9:55 a.m.

Absent: None.

Guests: See ATTACHMENT A. No guests were present from outside the community.

MOTION TO ACCEPT AGENDA (see ATTACHMENT B): Kay made the motion to accept the agenda, seconded by Jerry, all in favor, none opposed.

MOTION TO ACCEPT MINUTES OF PREVIOUS MEETING: Frank made the motion to accept the minutes of the previous meeting, seconded by Sue, all in favor, none opposed.

TREASURER'S REPORT (see ATTACHMENT C): Crystal made the motion to accept the Treasurer's report, seconded by Jerry, all in favor, none opposed.

COMMITTEE REPORTS

ECC: Dave Stewart reported that only one of the four 6-month re-inspections performed passed, dead trees were marked for a lot owner that had oak wilt trees, and the model home activity discussed at the November 2006 meeting was addressed with the homeowner, and as far as Dave could tell, it had been shut down. Dave went through each page of the proposed revised building permit packet, identifying the various changes and answering questions. Dave reported that Casper Manheim would be replacing Harold Rogers as the POA building inspector, due to Harold's wife being chronically ill. After much discussion, approval of the proposed revised building permit packet was tabled until next month, pending verification of square footage minimums vs. Covenants, and making By-Laws resolutions to amend the Covenants.

PARKS: Frank reported that there is not a lot to report on parks until winter is over, except the table at Friendship Park was repaired with the help of Jerry Pohlman for which Frank thanked him.

ROADS: Jerry Skyles reported that there was nothing to report until the first snowfall.

SOCIAL COMMITTEE: (see ATTACHMENT D).

PROPERTIES COMMITTEE (FORMERLY RECEIVABLES/FORECLOSURES COMMITTEE) (see ATTACHMENT E1): Crystal reported that there is the possibility of acquiring numerous properties due to the foreclosure process, and the committee is trying to expedite the process of disposing of POA owned properties by adhering to procedures outlined in the email sent to Board members prior to today's meeting (see ATTACHMENT E2). Crystal reported that the sealed bid process would not be considered at this time.

MOTION: Crystal made the motion to adopt the revised procedures for the sale of acquired properties, as outlined in Attachment E, with the correction to advertise in the Lost Lake News at the same time, seconded by Jerry. A roll count vote was taken and those in favor were Kay, Sue, Bud, Frank, Mark, Ralph, Crystal, Jerry and Dave. Absent: Barb. The motion passed.

MOTION: Crystal made the motion to designate the property HAN160 as green space, seconded by Dave. A roll count vote was taken and those in favor were Kay, Sue, Bud, Frank, Mark, Ralph, Crystal, Jerry and Dave. Absent: Barb. The motion passed.

MOTION: Crystal made the motion to allow the sale of LAC024/025 for not less than \$13,000.00 with buyer paying fees, and LAC036/37 for not less than \$14,000.00 with buyer paying fees, seconded by Ralph. A roll count vote was taken and those in favor were Kay, Sue, Bud, Frank, Mark, Ralph, Crystal, Jerry and Dave. Absent: Barb. The motion passed.

Crystal again reminded everyone to pay their dues on time (see **ATTACHMENT F**). Crystal indicated that reminders would be included in the upcoming newsletters. Crystal asked that if anyone was interested in purchasing any properties the POA owns, to fill out a form that can be obtained from the office, and the Properties Committee would then review the form. Crystal reported that there had been a perspective buyer for the house on Miami Drive, but he was misinformed by an unknown person that he would have to spend a lot of money to upgrade the sewer, and as a result, the perspective buyer withdrew his offer to purchase the house.

UNITY COMMITTEE: President Wendling reported that the Unity Committee has not met yet, but he anticipates a meeting being scheduled in December. President Wendling's letter sent to Barb Wiese was brought up, and after much discussion among Board members about whether Barb should or should not be on the Unity Committee, President Wendling indicated that he would not reconsider his decision to remove her from the committee. President Wendling indicated that committee meetings are open for anyone to attend, and issues and facts, including pros and cons, would be made public and brought before the members for their vote.

LONG RANGE PLANNING COMMITTEE: President Wendling reported that the Long Range Planning Committee met and 3 subcommittees were formed (Goals, Land Use & Community Events, and Growth Analysis & Community Development), and they would meet and put together an outline for long range planning.

OLD BUSINESS:

OAK WILT: Mark reported that the letters are currently in editing.

SECURITY: President Wendling reported that of the 4 people interviewed, it has been narrowed down to 3; two who are officers for the Lee County Sheriff's Department, and one who is a guard for the Dixon Correctional Facility. President Wendling reported that narrowing down the 3 people to 2 could be done as early as the following week. Ralph raised the question of prevailing wages being paid since the RCD is a governing body, and President Wendling indicated that a wage has not yet been set, but might be around \$12.00/hour. According to President Wendling, the RCD has run this by their lawyer for consideration.

HOME BUSINESS REQUEST: President Wendling tabled this issue until next month.

UNFINISHED BUSINESS:

COMED: President Wendling reported that the landscaping has been completed by ComEd, and the roads should be addressed in the spring of 2007.

NEW BUSINESS:

NEWSLETTER: President Wendling reported that earlier in the year the Board voted to fund the newsletter to the end of 2006, so a motion is needed to continue participation in the newsletter. Barb raised the issue that a motion was made in the past that unless there is a committee, there would not be a newsletter.

MOTION: Jerry made the motion to abolish the Newsletter Committee, seconded by Dave. A roll count vote was taken and those in favor were Kay, Sue, Frank, Crystal, Jerry and Dave. Those not in favor were Bud, Mark, Ralph and Barb.

MOTION: Dave made the motion to continue to participate in the newsletter for the next six (6) issues, seconded by Jerry. A roll count vote was taken and those in favor were Kay, Sue, Frank, Crystal, Jerry and Dave. Those not in favor were Bud, Ralph and Barb. Mark abstained.

CHARITABLE CONTRIBUTION VS. BOARD CHRISTMAS DINNER:

MOTION: Kay made the motion to not do a charitable contribution, nor have a Board Christmas dinner, seconded by Ralph. A roll count vote was taken and those in favor were Kay, Sue, Bud, Frank, Mark, Ralph, Jerry and Dave. Crystal and Barb abstained.

RENTAL PROPERTIES/PROPERTY MANAGER: President Wendling reported that there would be a form that a renter would need to fill out for vehicle stickers and to make them aware of the Covenants, By-Laws and Rules & Regulations.

2007-2008 ELECTIONS/JANUARY NEWSLETTER: Crystal reported that the next newsletter would include details about submitting a Statement of Candidacy.

Adjournment: Jerry made the motion to adjourn, seconded by Dave, and all in favor. Meeting adjourned at 10:25 a.m.

OPEN DISCUSSION

NEXT MEETING: Saturday, December 16, 2006 at 9:00 a.m. at Lake Court Center

SUMMARY OF MOTIONS MADE BY THE
NEW LANDING BOARD OF DIRECTORS
NOVEMBER 18, 2006

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