

**WOODS OF LANDIS LAKES  
HOMEOWNERS ASSOCIATION  
ANNUAL BOARD MEETING**

**SEPTEMBER 30, 2008**

- ❖ **BOARD MEMBERS PRESENT:** Pam Catlett, Ken Wheat, Marc Parr, Sandy Moore, Earl Wearsch, and Mary Parker.
- ❖ **ASSOCIATION MEMBERS PRESENT:** List attached.
- ❖ **CALL TO ORDER:** Pam Catlett called the meeting to order at 7:00 p.m.
- ❖ **INTRODUCTIONS:** Each member introduced themselves and told where they live.
- ❖ **2008 YEAR IN REVIEW:** Pam Catlett and Ken Wheat went over the following items:

Irrigation System -- Last summer the landscaping on the island at Fellowship Court was dying and residents had to water the island themselves. In order to maintain the current landscaping the board decided to have an irrigation system installed.

Hagan Properties & Road Construction on English Station – The development at Signature Point and the changes made at Christian Academy have brought a lot of construction problems to our entrance at Redemption Way. The grass was not reseeded properly, road signs were moved and damaged, the ground was put back improperly, the lighting was damaged, the irrigation system was damaged, and we now need a curb placed at that corner to help deter the flow of rain water which has been an issue since the construction. Questions arose as to why we were having to pay for any improvements and Earl Wearsch assured them that he has been working with Hagan, Christian Academy, LG&E, Louisville Water, and the city to negotiate help getting our property back in proper shape and he has been successful in some areas, but, he is still working on other areas.

Water Company Pumping Station – The Water Company will be performing water main construction on English Station in the spring of 2009. Although the construction will be across the street from our properties, it is unclear how it will affect our neighborhood.

- ❖ **2008 BUDGET:** Ken Wheat, treasurer, submitted the 2008 budget line per line. The majority of the questions were related to how the budget was put together initially (they would like to see a static budget forecast vs the actual spent) and the landscape spending. Ken explained that the grass mowing costs were the lowest bid he received (3 bids were gotten) and we also had dead bushes pulled out, weeding done, and mulch put down. There was debate about the costs of mulch verses other options and it was decided that we would look into all options for next year.

The board expressed their appreciation for fellow members to provide recommendations for companies to contact for bids. It was also suggested that we publish it in the paper when we are taking bids for maintenance on the lake, landscaping, mowing, lawn

treatment, liability insurance, etc. The residents would like to have the bid amounts communicated to them. Other suggestions were that we try to combine our neighborhood with other neighborhoods when getting bids to help lower the costs.

Other budget concerns pertained to the by-laws and how to make amendments to the by-laws now in place. A committee was formed to work on this issue. Such items as spending limits for the board, communicating with the residents, and voting on issues were of prime concern and will be addressed by this committee.

- ❖ **2009 BUDGET:** Ken presented the Proposed 2009 Budget with costs based on current bids for landscape maintenance, mowing, lake treatment, lawn treatment, irrigation maintenance, and liability insurance. Again, Ken emphasized that he would appreciate any input on contacts for bids to lower prices and even enhance contractor performance. Based on today's numbers with the increase in dues to \$340 (with a discount of \$20 for early payment) we will have an income amount of \$852.41. This increase in dues will allow for us to get ahead in the future and we will even be able to have money put back for capital expenditures.

A committee was formed to work on landscape issues and help defray other unnecessary costs such as labor.

- ❖ **2009 SPECIAL ASSESSMENT:** Earl presented a "Draft" of the Special Assessment Needs. Residents were concerned that they did not have a vote in determining the need for the assessment and or the issues at hand. After concerns were voiced, Pam relayed that she had received many, many calls from residents unhappy with the landscape particularity at the Redemption Way entrance. It was decided that there will be a vote by the residents to determine if we will go forward with the plan. Earl will provide a detailed draft of the items included in the plan. Once done, the board will issue a letter and way for residents to vote for or against the assessment. It should be noted that if the assessment is approved, the issues at hand will not be performed until all construction is completed on English Station Rd. sometime next spring. If the assessment is voted down, residents will have to delay any improvements and they will have to be included in the 2010 budget. If the assessment is voted down, then anyone who has already paid will be reimbursed. It was also suggested that board members who receive complaints should ask for the complaint in writing for consideration by the board.
- ❖ **RECREATION ASSOCIATION:** Although the developers have now turned over the association to the residents at Landis Lakes, it is still unclear as to when the pool and club house will be turned over to Landis Lakes, Academy Ridge, and Woods of Landis Lakes Associations. The pool and club house are both in need of maintenance before we take anything over.
- ❖ **STANDARDIZED GARBAGE COLLECTION:** The board is looking into neighborhood wide collection to help with costs. Hopefully this will happen next year. They will be in contact with any information and prices.
- ❖ **ELECTION OF OFFICERS:** Pam Catlett and Sandy Moore will be leaving the board which opens two places. Marc Parr, Ken Wheat, Earl Wearsch, and Mary Parker will remain and nominations were made for the two open positions. Joey Antkies and Emily

Spendlove were nominated and accepted the nominations. Earl moved to elect, Jessica Parr seconded, motion passed.

- ❖ **NEW BUSINESS:** Charlie Fox submitted pictures and plans for a retaining wall in his backyard for approval. Pam moved we accept the plans, Marc seconded, motion passed.

The board would like to thank those that attended the meeting to express their concerns and suggestions. The constructive dialog was welcomed and appreciated. As a new board, we are aware changes and improvements will continue to be made. We look forward to working with the entire community to make our neighborhood a friendly and beautiful place to live.

Respectfully submitted,  
Mary Parker

September 30, 2008

Members in Attendance:

- |                                       |                 |
|---------------------------------------|-----------------|
| 1. Sandy Moore                        | Inspiration Way |
| 2. John Hunt                          | Inspiration Ct. |
| 3. Pam Lulette                        | Inspiration Ct. |
| 4. Charlie Fox                        | Hearthside Ct.  |
| 5. Ruth Green                         | Inspiration Way |
| 6. Michelle Givan                     | Inspiration Way |
| 7. Nancy/Tom Raque                    | Inspiration Way |
| 8. Lloyd Rentfrow                     | Inspiration Ct. |
| 9. Luiza Hagan                        | Inspiration Way |
| 10. Derek/Emily Spendlove             | Inspiration Way |
| 11. Marc/Jessica Parr                 | Inspiration Way |
| 12. Maria Masten                      | Inspiration Way |
| 13. Dan/Jan Logsdon                   | Fellowship Ct.  |
| 14. Connie/Earl Wearsch               | Fellowship Ct.  |
| 15. Debbie Richardson                 | Inspiration Way |
| 16. Ken Block                         | Fellowship Ct.  |
| 17. Midge/Chris Smith                 | Hearthside Ct.  |
| 18. Brian Stiff                       | Inspiration Ct. |
| 19. Art Gall                          | Inspiration Way |
| 20. Joey Antkies                      | Inspiration Way |
| 21. George Kindler                    | Inspiration Ct. |
| 22. Debbie/Bill May                   | Inspiration Way |
| 23. Keith Steinmetz                   | Inspiration Ct. |
| 24. LeAngela/Jim Littlefield-Dalmares | Inspiration Way |
| 25. Randy Roberts                     | Inspiration Way |
| 26. Mary Parker                       | Hearthside Ct.  |
| 27. Ken Wheat                         | Fellowship Ct.  |
| 28. Pam Catlett                       | Inspiration Ct. |
| 29. Marilyn Parker                    | Inspiration Ct. |

## **“Green” Committee - Landscaping**

### **Ken Block (Chairman)**

Charles Fox

LeAngela Littlefield-Dalmases

Emily Spendlove

Pam Lulette

Lloyd Rentfrow

Debbie May

Mary Parker

Bob Keifer

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290-2600

## **By-Laws Committee**

### **Michelle Givan (Chairman)**

Brian Stiff

Emily Spendlove

Bob Keifer

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