

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

October 21, 2008

❖ **BOARD MEMBERS PRESENT:** Ken Wheat, Marc Parr, Earl Wearsch, Mary Parker, Joey Antkies, Emily Spendlove, and Sandy Moore (guest).

❖ **CALL TO ORDER:** Marc Parr called the meeting to order at 7:00 p.m.

❖ **INTRODUCTIONS:** Each member introduced themselves and gave a little information about their background and family.

❖ **NEW OFFICER DESIGNATION:** The board nominated and voted on the following positions:

President: Earl moved that Marc fill the position of President, Ken 2nd motion, motion passed.

Treasurer: Joey moved that Ken remain in the position of Treasurer, Earl 2nd motion, motion passed.

Secretary: Earl moved that Mary remain in the position of Secretary, Marc 2nd motion, motion passed.

VP – Government Affairs & Special Projects: Emily moved that Earl remain in the position, Mary 2nd motion, motion passed.

VP – Operations: (This position works with vendors and obtaining contractor bids) Ken moved Joey fill the position, Earl 2nd motion, motion passed.

VP- Sergeant of Arms: (This position will make sure that board is following By-Laws; send out compliance or violation letters, and bring requests for member property improvements to the board for approval) Ken moved that Emily fill the position, Earl 2nd motion, motion passed. This position will also work with the new formed By-Laws and Green committees and send out a neighborhood newsletter.

❖ **OFFICER TRANSITION PLANS:** Marc will work with Pam to go over all the outstanding issues of the president's office. Marc gave examples of compliance letters to Emily; and Joey asked that Marc and Earl work with him over the next few months to meet with vendors and obtain bids. They agreed to do so. Joey will also work to enhance our communication possibilities by setting up a free website for the homeowners association. This site will give members access to news, updates, etc. He will update on progress at the next meeting.

❖ **APPROVAL OF ANNUAL MEETING MINUTES:** Earl moved that we approve the minutes as submitted for the annual meeting held on September 30, 2008. Ken 2nd motion; motion passed.

- ❖ **UPDATE ON 2008 BUDGET:** Ken submitted the 2008 Budget and noted that all bills are currently paid except for one more month of lawn care. Note that total budget is \$24,383.86 (actual paid to date: \$23,237.34 with a budget deficit of \$3,843.44).
 - ❖ **UPDATE ON 2009 BUDGET:** Ken submitted the budget to date noting that new vendor bids are expected to come in over the next month. This budget reflects an income of \$20,490.04 and total expenses are expected to be \$19,909.20 a surplus of \$580.84. New bids are expected in for mowing, landscaping, lake treatments, and lawn care.
 - ❖ **IRRIGATION SYSTEM UPDATE:** There is a water leak in the irrigation system on Fellowship Ct. The Louisville Water Company is looking into the issue and will make an adjustment on our bill. The system is shut off now and will be closed for the season in late October.
 - ❖ **RECREATION ASSOCIATION:** We have no information as of this meeting regarding the status of turning the pool over to the Landis Lakes, Woods of Landis Lakes and Academy Ridge Associations. Marc does not expect anything to transpire with them until next year after major issues with the pool and clubhouse are resolved with Canfield.
 - ❖ **SPECIAL ASSESSMENT - VOTE:** Marc has drafted a letter (based on recommendations from the annual meeting) outlining the members options and will send to the board to approve this week. It is agreed that we will give the members the option to vote “no” on the assessment or they can vote “yes” with one of two options: That they (1) pay the \$200 assessment or (2) work up to 25 hours to help save labor costs on special landscaping projects. The letter will also remind them that the money will be banked until all construction is completed next spring on English Station Road. Marc will call our insurance company to find out if we have any added liability for members who want to work on special projects.
- Emily will develop a newsletter to send out with the minutes and voting ballot. Plans to have these placed in newspaper boxes next week, depending on the approval of Marc’s letter to the members.
- ❖ **STANDARDIZED GARBAGE COLLECTION:** Marc will include in the letter to the members a questionnaire asking if they would be interested in a centralized garbage collection program. Emily will spearhead this project.
 - ❖ **NEWLY FORMED COMMITTEES:** The By-Laws Committee chaired by Michelle Givan will work closely with Emily and Marc to bring recommendations for changes and/or additions to the board. The Green Committee chaired by Ken Block will work with Earl to set up projects starting in the spring of 2009. These projects will be determined in the future depending on the outcome of the special assessment vote.
 - ❖ **NEXT MEETING:** Planned for Tuesday, November 18 at Emily Spendlove’s residence.
 - ❖ **MEETING ADJOURNED:** Earl moved to adjourn, Ken seconded, motion passed, 9:00 p.m.

Respectfully submitted,
Mary Parker