

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

November 17, 2009

- ❖ **BOARD MEMBERS PRESENT:** Ken Wheat, Marc Parr, Tom Raque, Earl Wearsch, Fred Wells and Mary Parker.
- ❖ **ASSOCIATION MEMBERS PRESENT:** List attached.
- ❖ **CALL TO ORDER:** Marc Parr called the meeting to order at 7:07 p.m.
- ❖ **INTRODUCTIONS:** Each member introduced themselves and told their position on the board and where they live.
- ❖ **2009 YEAR IN REVIEW:** Marc Parr recapped the year with the following points:

The fence painting, landscaping and irrigation projects which were funded with the special assessment, have been completed and on budget. He has completed a walk thru with the landscaper to make sure any dead bushes will be replaced in the spring.

Snow Removal – We have a contract with the same vendor from last year and it is our hope that our neighborhood will be a priority in scheduling for snow removal this coming snow season.

The clubhouse/pool take over is under way with Canfield. Once completed Landis Lakes and Academy Ridge will be working with us to manage the facilities. Earl will discuss in more detail later in the meeting.

The By-Laws Committee is finalizing their recommendations for by-laws changes and plans to report them to the board soon.

- ❖ **2009 BUDGET:** Ken Wheat, treasurer, submitted the 2009 budget. We will end 2009 in the positive with approximately \$2,500 in the bank. (Unless some unforeseen expense occurs in December, i.e.: big snow.)

All members have paid 2009 dues and assessment charges!

2010 Budget was presented: Projected Dues \$25,080 and Projected Expenses \$23,210.

*No increase in dues for 2010

- ❖ **RECREATION ASSOCIATION:** Earl Wearch reported that the 3 developments (Woods of Landis Lakes, Landis Lakes, and Academy Ridge) together have hired an attorney to represent us in this transaction to make sure all transactions are in our best interests. He has sent a letter requesting information from Canfield and to date they have not yet provided all requested. The board wants members to be aware that this will be an immense undertaking for the neighborhoods with responsibilities

beyond our expertise and therefore a management company will probably need to be contracted for the overall management and maintenance of the facilities. The funds to do that will come from the recreation fees and those issues will need to be reviewed in the spring.

- ❖ **STANDARDIZED GARBAGE COLLECTION:** Members present expressed desire for the board to negotiate one garbage company pick up in 2010. Tom Raque has volunteered to get bids and communicate results with neighborhood members. So more on this later.
- ❖ **LAKE MAINTENANCE:** Fred Wells, who lives on the lake, will be looking for a vendor who will have a strong commitment and the qualifications needed to maintain the Lake so that we do not have the problems incurred this summer.
- ❖ **ELECTION OF OFFICERS:** Marc Parr and Ken Wheat will be leaving the board which opens two places. Earl Wearsch, Tom Raque, Fred Wells and Mary Parker will remain and nominations were made for the two open positions. Sandy Moore nominated Joyce Batson, Jessica Parr 2nd, vote passed. Tom Raque nominated Michelle Given, Ken Wheat 2nd, yet Michelle wanted to think about nomination and let board know at a later date.

The board would like to thank those that attended the meeting to express their concerns and suggestions.

Respectfully submitted,
Mary Parker

November 17, 2009

Members in Attendance:

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| 1. Sandy Moore | Inspiration Way |
| 2. Pam Luette | Inspiration Ct. |
| 3. Michelle Givan | Inspiration Way |
| 4. Nancy/Tom Raque | Inspiration Way |
| 5. Luiza Hagan | Inspiration Way |
| 6. Marc/Jessica Parr | Inspiration Way |
| 7. David Logsdon | Fellowship Ct. |
| 8. Earl Wearsch | Fellowship Ct. |
| 9. Midge/Chris Smith | Hearthside Ct. |
| 10. Keith Steinmetz | Inspiration Ct. |
| 11. Jim Littlefield-Dalmases | Inspiration Way |
| 12. Mary Parker | Hearthside Ct. |
| 13. Ken Wheat | Fellowship Ct. |
| 14. Joyce/Jerry Batson | Inspiration Way. |
| 15. Fred Wells | InspirationWay |