

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

January 13, 2010

- ❖ **BOARD MEMBERS PRESENT:** Tom Raque, Earl Wearsch, Fred Wells, and Mary Parker.
- ❖ **CALL TO ORDER:** Earl called the meeting to order at 6:30 p.m.
- ❖ **APPROVAL OF MINUTES FROM NOVEMBER ANNUAL MEETING:** Mary presented minutes and Earl moved to accept, Tom 2nd, motion passed.
- ❖ **ELECTION OF OFFICERS:** Earl moved to nominate Tom Raque as President, Fred 2nd, motion passed. Others officer duties will remain the same: Mary Parker, Secretary; Fred Wells, VP Sergeant of Arms; Earl Wearsch, VP Government Affairs; and he and Tom will share duties as VP Operations.

Note: Joyce Batson decided to decline nomination to the board, so we will be looking for someone to replace her seat.

- ❖ **2009 BUDGET:** Ken Wheat has offered to provide association accounting, as he has done in the past, for \$40 per month. Since we have no one on the board to perform this function, Tom moved we accept his offer, Fred 2nd, motion passed. If anyone else from the association is willing to do this any cheaper, we will consider it. Ken has done a phenomenal job in the past in keeping our payables up-to-date, and has been successful in collecting 100% of fees.

Earl submitted the 2010 budget, and to date our budget shows a projected income of \$4,889.20 at year end. The board feels that this could be less if we have numerous snow falls this year, as we have only \$2,000 budgeted for snow removal.

Also noted in budget under miscellaneous items is a line item of “restricted funds” for \$1,261. This is a proposed item by the By-Laws Committee and has not been voted on by the board, so we will ask Ken to put that money back in as cash until we have final vote on their recommendations. This committee still has to meet to confirm all recommendations to be presented to the board

- ❖ **RECREATION ASSOCIATION:** Tom along with the other 2 developments (Landis Lakes and Academy Ridge) met with Richard Hornung, attorney, to discuss the progress on the adoption of the pool and club house. According to Mr. Hornung, we are still waiting for information requested from Canfield in order for us to have a clean and legal acquisition of the property. It is noted that Canfield is slow in getting the requests to us and we cannot go forward without the information.

Tom and Fred will go in and make a list of the things that need to be repaired and will start to look for a commercial inspector for the pool.

- ❖ **STANDARDIZED GARBAGE COLLECTION:** Current rates for I.D. are \$11.95 per month for garbage pick up. Tom will call Waste Management and Rumpke for quotes as well.
- ❖ **LAKE MAINTENANCE:** Fred presented the new contract for the lake maintenance from Steele Blades. 5 treatments at a cost of \$1,000 for 1 year.

- ❖ Meeting Adjourned 8:05 p.m.

Respectfully submitted,
Mary Parker