

**New Landing Property Owners Association  
Regular Monthly Board Meeting Minutes  
February 17, 2007**

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, February 17, 2007, at Lake Court Center.

**Attendance:** Sue Hill, Frank Holzer, Crystal Pohlman, Jerry Skyles, Dave Stewart, Tom Wendling, and Barb Wiese. Leslie Edgar, recording secretary, was present.

**Absent:** Kay Chovanec, Bud Hines, Mark Pankow, and Ralph Petersen (unexcused).

**Guests:** See **ATTACHMENT A**. No new guests or visitors in attendance.

**MOTION TO ACCEPT AGENDA** (see **ATTACHMENT B**): Jerry made the motion to accept the agenda, seconded by Crystal. A roll count vote was taken, and all in favor, none opposed.

**MOTION TO ACCEPT MINUTES OF PREVIOUS MEETING:** Jerry made the motion to accept the minutes of the previous meeting, seconded by Frank. A roll count vote was taken, and all in favor, none opposed.

**TREASURER'S REPORT** (see **ATTACHMENTS C**): Crystal explained the accrual method of accounting, and that the Treasurer's Report looks different than previous months due to the new method. Barb asked if Crystal would supply a monthly report of January's expenses, to which Crystal agreed. President Wendling reported that 3 loads of salt have been ordered thus far, costing a little over \$1,400.00 each, and we would more than likely go over-budget on salt. Dave made the motion to accept the Treasurer's report, seconded by Sue. A roll count vote was taken, and all in favor, none opposed.

### **COMMITTEE REPORTS**

**OAK WILT:** President Wendling reported that Mark indicated he would not be present for the meeting if there was much snow overnight, and that he (*Mark*) did not have much to report. Barb indicated that she had gotten an email from Mark stating that he would be out after the deadline but before the next meeting to check the trees that have been marked, to see who has complied and who has not.

**ECC:** Dave reported that he did another 6-month inspection on the Young house, and again it did not pass. Dave indicated that 2 homes were awaiting the Certificate of Occupancy. Dave reported that he marked 1 tree on a vacant lot in Knollwood, as well as marking 2 trees on a vacant lot on Pond Court because one tree is dead, and the other tree presents a liability issue to a nearby lot owner's home.

**PARKS:** Frank reported that the swing set for Memorial Park had been ordered and received, and more than likely it would be the last purchase for Memorial Park. As soon as spring arrives, Frank indicated that the basketball hoop and the horseshoe pit at Memorial Park would be installed, as well as checking into possible damage to the sled hill at Memorial Park by a 4-wheeler. Frank indicated that a suggestion was made to install a 3-sided privacy fence around the port-a-potty at Memorial Park, similar to what North Beach has, and that he would look into the cost to do this. Frank reported that 35 hours are still due the POA from Ken Oltmanns.

**ROADS:** Jerry reported that the 3<sup>rd</sup> load of salt had been ordered, and as soon as spring arrives, a determination could be made as to where the next chip and seal project should start.

**SOCIAL COMMITTEE:** (see **ATTACHMENTS D**).

**MOTION:** Sue made a motion for New Landing to buy the donuts for Clean-Up Day for 2007, seconded by Jerry. A roll count vote was taken, and all in favor, none opposed.

**MOTION:** Crystal made a motion to give Sue permission to pursue having a second garage sale, contingent upon Lost Nation approving, seconded by Jerry, and all in favor.

**PROPERTIES COMMITTEE:** (see **ATTACHMENT E**). In addition to the submitted report. Crystal indicated that earnest money had been received for the sale of a POA owned lot that is scheduled to close at the end of March.

**UNITY/LONG RANGE PLANNING COMMITTEE:** President Wendling reported that there would be a community wide meeting at the Rec Center on Saturday, March 24<sup>th</sup> at 10 a.m., with the hopes that a lot of questions would be asked. The Office Manager will check into the availability of the Rec Center and get back to Mel Jackovich.

#### **OLD BUSINESS:**

**LAKE COURT CENTER AUDIO SYSTEM:** President Wendling reported that the new audio system is scheduled to be installed on February 20<sup>th</sup>.

#### **UNFINISHED BUSINESS:**

**MEMBER SURVEY MAILING:** President Wendling read all of the questions from the preliminary survey, citing that the survey should be shortened as he thought it was too lengthy, although he thought it was a good start and contained a lot of good ideas and thoughts. A lot of discussion took place, including suggestions such as categorizing the questions, using the Corporate Seal on the survey to ensure that no more than one survey per lot owner is returned, offering the survey to the entire Lost Lake area, posting it on the RCD bulletin board, making copies available at the POA office and the community wide March 24<sup>th</sup> meeting, having an incentive to encourage participation in the survey, maintaining anonymity, including questions pertaining to lot owners wanting to be listed in the Lost Lake Directory, keeping the survey administratively simple by reducing the survey to no more than 2 pages, and getting input from the respective committees (*i.e. Senior Focus, Social Committee, RCD, and Properties Committee*). Lost Nation Board President Clyde Lytle clarified that the survey Lost Nation participated in last year was a short survey more directed towards the Lost Nation Board than community issues. The survey was tabled until next month's meeting, awaiting further refining.

#### **NEW BUSINESS:**

**QCD SANGAMON:** President Wendling reported that Hans Metoyer, the owner of Sangamon Lane, is willing to give New Landing ownership of Sangamon Lane. President Wendling indicated that it is being looked into as to how to go about doing this conveyance, possibly by having one letter to Hans Metoyer indicating that New Landing would take over ownership and maintenance of this road, and another letter to Ogle County stating that transfer of ownership had

taken place. President Wendling reported that the lot owners on Sangamon have been paying full Dues & Assessments to New Landing.

**ANNUAL MEETING:** President Wendling opened the discussion up on whether or not to have the Annual Meeting at the Rec Center or Turning Point Church where it was held last year. After several Board members and audience members commented that they were pleased with Turning Point's facility and catering services, and that population concerns could prevent the meeting from taking place at the Rec Center, Sue agreed to look into securing Turning Point and negotiating a catering/hall rental price. Sue will bring this information to the Board at March's meeting.

**MOTION:** Jerry made a motion to plan on having the Annual Meeting at Turning Point Church, seconded by Crystal. A roll count vote was taken, and all in favor, none opposed.

**IALC:** President Wendling reported that membership with the Illinois Association of Lake Communities (IALC) is up for renewal, and since the Lost Nation and RCD pay their dues separately, President Wendling would like for New Landing to attend IALC meetings as a guest. President Wendling further indicated that there were other common services that could be combined between Lost Nation and New Landing, including the possibility of using the same road repair services that Taylor Township does and obtaining a package type discount.

Barb reported that there has been a lot of turnover within IALC in the last 2 years, and for the balance of this year, IALC will not be having meeting topics; instead they will have more of round table discussions and the meetings will be held at a neutral place. The IALC meeting in April will be held in Princeton, and from there, IALC will decide where they will go. President Wendling tabled paying the IALC dues until it is known what IALC will be doing.

President Wendling reported that in order for the New Landing building to meet current fire codes, work needs to be done such as saw cutting the concrete and dropping in at least a 6" reinforced wall between the salt storage area and the space underneath the office area. The cost to do this would have to be included in next year's budget. President Wendling reported that someone did damage to the existing wall by driving the skidster through it.

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

## **OPEN DISCUSSION**

**NEXT MEETING:** Saturday, March 17, 2007 at 9:00 a.m. at Lake Court Center

Submitted by Leslie Edgar, Office Manager

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**SUMMARY OF MOTIONS MADE BY THE  
NEW LANDING BOARD OF DIRECTORS  
FEBRUARY 17, 2007**

**MOTION:** Sue made a motion for New Landing to buy the donuts for Clean-Up Day for 2007, seconded by Jerry. A roll count vote was taken, and all in favor, none opposed.

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