

**LANDEN CSA BOARD MEETING MINUTES
ISLAND RECREATION CENTER
March 23, 2010 @ 6:30 PM**

CALL TO ORDER

President, Julie Farmer brought the meeting to order at 6:33 p.m. at the Island Recreation Center.

ATTENDANCE

Board Members in attendance were Gary Algie, Bill Coffey, Murry Feldstein, Steve Groome, Lee Hamilton, Lynn Hand, Will Klum and Mike Quinn.

Board Member Kevin Downey was absent with notice.

Jasmin Taylor and Sheila Parmiter from Towne Properties represented Management.

APPROVAL OF PREVIOUS MINUTES

A motion was made by Julie Farmer to approve the February 23, 2010 meeting minutes as presented. All in favor.

COMMITTEE REPORTS

Building and Grounds - Lynn Hand

The Building and Grounds Report is attached. Murry Feldstein and Pat Cain attended a Fighting Invasive Plants in Ohio Meeting. The Honeysuckle patrol continues. The CSA is keeping pretty much in line with what was suggested. Control depends on the area. The Building and Grounds Committee will try to do some removal by machine. As we clean out each area it will take one to two years to eradicate the honeysuckle in those areas. Honeysuckle increases erosion and the runoff of the Honeysuckle is actually responsible for killing off aquatic wildlife.

Management will obtain a bid for the removal of the cement pad beside Columbia Road. The homeowner will be informed regarding what is decided. Landscaping specs will be more extensive than what we currently have. Bids are to be obtained from two other companies and more will be added.

Communications Committee - Kevin Downey

Kevin is out of the country. Kevin had stated that Management should have the sign.

Design Review Committee - Will Klum

Ten (10) Exterior Change Applications were reviewed this month. Removal of the split rail fence along Columbia Road was approved. The fence will be removed by the TC Group. Management will make sure the soil is replaced and that the contractor returns in a month to pack it again.

There was an issue regarding solar panels. A homeowner wants to add solar panels to one entire side of his roof. Will Klum will PDF it to the Board to get their opinion. It was questioned if the panels are supposed to be on the south side of the house. This matter is currently being researched.

Election Committee - Steve Groome

The Annual Meeting and Board Election is coming up soon. As determined at last month's meeting, the Board will not be allowed to vote at their discretion on behalf of the homeowner. Section 2c was removed from the proxy ballot. Five (5) Letters of Intent were received from: Bill Coffey, Lynn Hand, Murry Feldstein, Mike Quinn and Nancy Crane. Nominations will also be accepted the night of the meeting from the floor. Steve Groome will not be running this year. Steve will meet with Management at Towne Properties for the counting of the proxy ballots prior to the Annual Meeting. Julie Farmer will be sending out a request to see when people are available to elect Board Officers.

Treasurers Report - Will Klum

Jasmin Taylor reported on the financials for February 2010. Income for the month of February was \$247,087.02. The budgeted amount was only \$2,000.00 since the Association fees were not due until March 1, 2010. This is a reflection of the early billing that the CSA sent out this year. Total expenses from the operating account were \$23, 845.55. The budgeted expenses were \$192,361.67. The variance is due to the Joe Dirt payment being taken from the reserve account rather than the operating account. Joe Dirt's payment of \$175,00.00 was made in February, as stated in the CSA's contract with them.

Will Klum presented his report showing the past 4 years of income per month. Graphs shows 2007 to 2010 collections from month to month. It indicates that we are doing well.

Management had received calls on the early billing and informed the homeowners that due to the economic situation, the statements were sent out to give homeowners more notice to plan ahead for the balance being due on March 1, 2010. Several homeowners took this opportunity to make one payment in February and one in March, as to "soften the blow" and thus not be late in paying their fees.

Lake Committee - Mike Quinn

The Lake Committee Meeting was on March 11, 2010. New Members Gene Curry and John Nixon were welcomed to the Committee. The Committee is working to make the Spider blocks. The Committee is also working this year on boat decals and asking that all residents have decals on their boats. It is a good example for others launching their boats that may not have registered their boat. Advanced Technical Aquatic Control and Management looked at the treatment report. A bid request was sent to Jones Fish Hatchery and Advanced Technical Aquatic Control. They were previously asked to only take care of the Lake. This time, the request was more specific. Bids are due back next week. The Committee will work with them on any variances. The Committee will accept the lowest bid. Members of the Lake Committee are planning to walk the Simpson's Creek with a map and identify the erosion situation. They will compare where we are now with where it was years ago. The Committee is working to finalize a contract with the security company. Proposed start time for the lake security is early May for weekends and then to increase from there.

Policy, Procedure and Education Committee

An email was sent out. Still working on this.

Social Committee

The Social Committee is trying to get volunteers. The Committee gave a starter calendar to Management to be sent out via eblast. There will be a meeting in approximately three weeks to plan the summer kickoff with a boat parade on the Island Recreation side of the lake. More details to follow.

MANAGEMENT REPORT

Details attached. There was a good turnout with the landensa.com website registration. Ameridian will repair the Gatsby Green wall. There was debate regarding whether to use old brick on the outside of the wall and new brick on the inside of the wall. Another option would be to use new brick for the entire project and stain the bricks to get them a more perfect shade. This option would be very involved and cost \$4,500.00 more. Since brick will age and darken with time, the Board is good with using new brick.

HOMEOWNERS FORUM

Four homeowners were present. No issues were raised.

OLD BUSINESS

Fish Kill

There is no word regarding Henkle Schuler paying for the fish kill. Management to check to see if the letter was sent certified mail and if not, send again.

Montgomery Hills Sign

Management is to ask the Ray Meyer Sign Company to wait to re-paint the sign until after we get the correct paint color from Murry Feldstein.

Sailboat Pointe Cove Walls

Julie Farmer received an email from the Sailboat Pointe Board. Julie said she was going to talk to them concerning the fact that at some point, we are going to have to just go forward and lower the lake.

Landen Farms Community Service Association

Mike Quinn presented a request for assistance to the Deerfield Township Sewer and Water Board in October 2009. He again went to the November 2009 meeting. Now in March, new Board Members represent the Board. Mike pressed for a date of a decision. Their lawyer then stated that they were worried about setting precedence concerning this matter. Mike also believes that this could take years. If the Board feels strongly about this, we may need to join together and approach this matter in another way. Gary Algie asked if there was any way of going to the county commissioner and asking him to influence them. Murry Feldstein stated that he and Mike were the only two people representing CSA and he feels that numbers could make the difference. He suggested asking residents to show up or at least the entire CSA Board to show up consistently. They are not taking our concern seriously. Lee Hamilton felt that the ultimate way to do this was for a candidate from Landen to be elected to the Board. Mike is planning to attend the meeting again on the first Tuesday in May. Julie Farmer suggested that

the Board mark their calendar and everyone try to attend. Bill Coffey stated that in reality, they might not have the money since they used it on the sinkhole issue. Murry Feldstein stated that projects need to be committed in advance in order to receive future funding. It would require approximately \$200,000.00 to fund projects. Will Klum noted that sinkholes were in people's faces and we need to be more proactive. Bill asked about the exact program being used and whether it is silt or what and maybe we could piggyback on that.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:48 p.m.