

**LANDEN CSA BOARD MEETING MINUTES
WOODFIELD RECREATION CENTER
May 25, 2010 @ 6:30 p.m.**

CALL TO ORDER

President, Julie Farmer brought the meeting to order at 6:28 p.m. at the Woodfield Recreation Center.

ATTENDANCE

Board Members in attendance were Gary Algie, Bill Coffey, Nancy Crane, Julie Farmer, Murry Feldstein, Nadine Heithaus, 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 William Klum and seconded by Gary Algie to approve the March 23, 2010 meeting minutes as corrected. Motion carried.

HOMEOWNERS FORUM

A homeowner requested to change the paint color of his front door and shutters. He was instructed to submit his request to the Design Review Board. His request was given to Management for submission at the next Design Review Board Meeting.

A homeowner asked the Board about a problem that he has been dealing with for several years on Woodview Court in Strawberry Hill. Trucks have been running over the curb and causing damage to the cul de sac and the problem is getting worse. The sewer has backed up into several homes requiring extremely large trucks to come back there monthly. He also mentioned an incident whereas the fire department could not access the area. The homeowner has been in contact with Management on the issue. He contacted Deerfield Township and someone came out to discuss the problem. There is question as to who has responsibility for the cul de sacs.

COMMITTEE REPORTS

Building and Grounds - Lynn Hand

The Building and Grounds Report is attached. Included in the report:

- The Committee had the Kings High School kids on Tuesday evening for their community service project. They picked up trash and debris from the Boy Scout path on Columbia Road, Socialville-Foster, Simpson Trace and the lake shoreline.
- Asked which month the CSA would like to invite the new Township Administrator to attend a meeting.
- Simpson Trace will be paved within the next few weeks.

- Pathways are being marked and are being quoted.
- Got the Township to give us free wood chips for the Nature Trail.
- The first Honeysuckle removal project should begin by the end of June.
- The first 125 streetlights have been replaced. The next 125 will be done later in the year.
- The maintenance work on the bridges continues. Working with CertaPro Painters regarding the stain.

There was much discussion regarding the landscape contract. The goal was to get the contract out in June because we start talking budget numbers in September and October. To obtain three or four bids will take a good deal of time.

There was discussion on getting permission to talk to TC Group about a one-year extension on the current policy and possibly some suggested changes. A motion was made by Murry Feldstein and seconded by Gary Algie that the Board to allow the Building and Grounds Committee to talk to the TC Group about a one-year extension to the current contract with a possible option B, which would have some small enhancements added. Motion carried.

Communications Committee – Murry Feldstein

Murry noted that the newsletter was distributed before Memorial Day weekend. The next newsletter should be distributed early fall. He has not had an opportunity to look at or review the website. He reviewed his findings regarding signs to the Board. Murry is planning on creating an eblast policy, which would limit the number of eblast sent per month.

Design Review Committee - Will Klum

Will noted that the DRB is meeting twice a month now. The minutes from the last DRB meeting are attached.

There was much discussion regarding an application to combine two lots.

Continuing to look at solar panels. No determination has been made as of yet.

The fine policy was discussed. There is nothing written concerning a second or third offense. It will be further discussed at the June Meeting.

Still working on improvements for Harbor Ridge.

Election Committee – Mike Quinn

No report.

Treasurers Report - Will Klum

Jasmin Taylor reported on the financials for April 2010. Income year to date was \$687,304.86 vs. the budgeted amount of \$782,715.00. Total expenses from the operating account were \$27,950.90 vs. the budgeted expenses of \$50,601.37. The Delinquency Report reflected \$156,111.00 in outstanding fees.

Will Klum presented the Treasurer's Report.

Lake Committee - Mike Quinn

Working with the vendor on the material list for the Spider blocks (fish habitat). Lake Security is going well. Mike gave an overview of the contract, saying that on weekends, if it is pouring rain / severe weather, the security guard does not patrol the lake. Also, during the week the security guard only patrols on a nice day. The Lake Committee made changes in regards to the Lake Maintenance contract. In the past, the contract was from April – October for one set price, no matter the level of treatment. This year the contract goes from mid-May through the end of September and the cost (\$14,000) is ~\$5,500 less than last year. Bill Donaldson did a great job working with ATAC to develop the contract by focusing on the treatment details. Additional inspections & treatments can be added during the summer, if needed, and will add to the cost of the contract.

Policy, Procedure and Education Committee - Will Klum

Will noted that he is waiting to get the website back.

Social Committee – Nadine Heithaus

Nadine discussed the upcoming boat parade on the Island Recreation side of the lake.

COMMUNITY INSPECTION REPORT/MANAGEMENT REPORT

Jasmin Taylor presented the Community Inspection Report/Management Report. Copy attached. There was discussion regarding the Gatsby Green entrance maintenance on the wall.

OLD BUSINESS

Fish Kill

There has been no word regarding the Henkle Schuler reimbursement. A motion was made by Gary Algie to take this matter to small claims court. The motion was seconded by Bill Coffey. Motion carried.

Montgomery Hills Sign

Management stated that the entrance sign on Dover Drive should be completed next week.

Request for Assistance from Deerfield Township Storm Water Board

Mike Quinn updated the Board regarding the CSA request for assistance. Since the DTSWB has new members and will be taking the next few months to update them Mike will continue to attend the Deerfield Township Meetings after a couple months and report back to the Board.

NEW BUSINESS

CarriageGate Drees Sign

Lynn Hand discussed the sign issue. She stated that CarriageGate does not want to maintain the sign and had no problem with CSA removing it. A Design Review application needs to be submitted for removal of the sign. There is also a Montgomery Hills sign located at Dover Drive and Mossy Brink Court that was brought to the Board's attention. The proper paperwork needs to also be submitted to Management for this sign's removal.

YMCA Bicycling Event

Julie Farmer discussed the YMCA bicycling event that was presented to the Board via email. This event would allow non-residents of Landen to use the Lake and trails the day of the event. Management made sure this was not an issue with insurance by having the YMCA add Landen CSA as a rider for the event. Don Schneider was consulted and the Board's questions were

addressed. There was much discussion to follow regarding allowing non-residents to use the CSA community, both positive and negative. For future events Management should tell the public that our documents do not allow outside groups to use Landen property. The Board agreed to take ideas to the Social Committee for a possible Landen event later.

Repeat Offender Fine Policy

Murry Feldstein noted that there had been previous discussion via email concerning a fine policy regarding repeat offenders. The Design Review Board was going to put together a policy and submit it to the CSA Board.

House Tear Down

Mike Quinn discussed the issue of the tear down and the possible loss of property value. A motion was made by Gary Algie and seconded by Murry Feldstein that the Board create a policy that determines it is necessary to get a Board judgment on any issue that will reduce the overall value of the community financially. The new property must be of greater value than the value of the original properties. Motion carried. The Board agreed to ask Attorney, Don Schneider if the Design Review Board has the right to make a determination that affects dues and does the CSA have the authority to permit a homeowner from tearing a house down. The Board agreed to table this matter to the June Meeting.

Voting Via Email

Mike Quinn confirmed that a 100% of the Board members must agree on a vote using email in order for it to carry. Any disagreement will require the issue be brought to a Board meeting.

Cul de sacs

Jasmim Taylor noted that she had spoken to the homeowner as well as the fire department regarding the issue of damage to the cul de sac and access to the cul de sac. She noted that the fire department had come out to the community in 2003 and inspected all the cul de sacs. A determination was made that the trucks could get around as long as there are no cars parked in violation. There was further discussion regarding the issues of some of the cul de sacs. Lynn Hand and a member of the Building and Grounds Committee will pursue further research and report back to the Board.

Woodfield Erosion

Murry Feldstein sent an email about the Woodfield erosion located at the left corner of the parking lot about six inches from where the pathway crosses over the creek crossing. The fence fell down and was repaired. Murry had Board members look at the area. A motion was made by Murry Feldstein and seconded for Mike Quinn to work with Management to obtain bids for this repair. Motion carried.

Rip Rap

It was noted that there are a couple of spots that do not have riprap and the soil is just falling in the lake and also at the point near the gazebo. This was determined to be a maintenance issue and would be funded out of the maintenance account.

Privacy Fencing

William Klum noted that Judy Daley with Towne Development did not like the privacy fencing. The Design Review Board came up with the policy/procedure and presented it to the Board. Judy submitted an email with landscaping suggestions to help hide the offensive fence. There

was further discussion on the issue from prior years. The Board did not find it necessary to specify the landscaping since the fence is so close to Columbia Road.

Sawed Down Trees

Nancy Crane noted that a lot of trees have been sawed down around the lake and some of the ponds and asked if there are any plans to replant any of the trees. Lynn Hand and Murry Feldstein addressed the issue and it was noted that it would be reviewed on a case-by-case basis.

Harbor Ridge

Mike Quinn brought to the Boards attention the Harbor Ridge issue concerning homeowners that do not belong to the Pine Ridge Rec. Association, as a follow-up to the discussion after the annual election. There currently are 46 homeowners who do not belong, because the proper paperwork was never submitted to the county courthouse. The LFCSA By-Laws do not require that every Landen resident must belong to a Rec. Association. Pine Ridge Rec. Association management representative is going door to door in an effort to secure the required paperwork. We're estimating that over 25 homeowners will opt not to join Pine Ridge, resulting in a significant reduction in annual dues.

Orchard Apartments Pond Issue

Management contacted The Connor Group regarding the offer made by Towne for them to accept ownership of the pond in question. The Connor Group was unaware of the letter that Heather Simpson had sent in September of 2009 on the issue. Jasmin Taylor forwarded the letter to Molly Courtney. Jasmin was informed that the offer was being reviewed by The Connor Group's legal department. Jasmin will follow up with

A motion was made by William Klum to go into executive session.

A motion was made by Mike Quinn and seconded by Bill Coffey to waive the lien release fees in the amount of \$300.00 for resident number t1245581. All in favor. Motion carried.

A motion was made by Lynn Hand and seconded by Mike Quinn to send a letter to Kevin Downey from the Board President requesting that he consider resigning his position due to excessive absences and conflicts with his business responsibilities. Two nays. One abstaining. Motion carried.

ADJOURNMENT

There being no further business, a motion was made by Murry Feldstein and seconded by Lee Hamilton to adjourn meeting at 9:09 p.m. Motion carried.