

LANDEN CSA BOARD MEETING MINUTES
ISLAND RECREATION CENTER
June 22, 2010

CALL TO ORDER

Vice-President, Gary Algie brought the meeting to order on June 22, 2010 at 6:30 p.m. at the Island Recreation Center.

ATTENDANCE

Board Members in attendance were Gary Algie, Bill Coffey, Nancy Crane, Nadine Heithaus, Lee Hamilton, Lynn Hand, Will Klum and Mike Quinn.

Board Members Kevin Downey, Julie Farmer and Murry Feldstein were 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 Mike Quinn to approve the May 25, 2010 meeting minutes as presented. Motion carried.

HOMEOWNERS FORUM

Dave Kline of 2749 Phaeton Lane presented an idea for a new sign for Landen Lake. He had noticed that more people were catching fish from the lake and keeping them. This is a problem that needs to be dealt with. People are not aware that they are not permitted to keep the fish. He has personally approached several people actually netting, which is a serious problem. The population of fish is down due to the netting. Also, he has personally called the police on people who are non-residents of Landen and are using the lake.

Vickie Sweeda of 2873 Millbank Row had a picture of President Obama in her window facing outward and was asked to remove it by the Montgomery Hills Condo Association because it was a sign. Lee Hamilton added that this was brought to the Montgomery Hills Condo Association's Board Meeting. They used Landen CSA's rules as the reason they asked her to remove it. William Klum will research the matter and get back with Ms. Sweeda.

Rick Gallenstein of 3196 Vineyard had concern with a swale behind his property that does not drain. Water lies there and draws mosquitoes, etc. Lynn Hand added that in 2006, Henkle Schuler had the swale cleaned out. This area becomes clogged and backs up with leaves and old branches. Management will have TC Group give an estimate on the work required.

COMMITTEE REPORTS

Building and Grounds Committee - Lynn Hand

The Building and Grounds Committee Report is included in the Board Packet. Lynn Hand will be meeting with the Township this week regarding the work on Simpsons Trace. They will be starting with the curbs.

The flag at the entrance to Landen had been there since 2006. It had become ragged and too small. The Building and Grounds Committee requested Management to replace it with a new larger flag.

The Building and Grounds Committee will be decorating for the 4th of July this week, including the Covered Bridge.

Will Klum asked about stumps being removed. Management reported that TC Group had submitted an estimate on the removal of the stumps, as well as the removal of several dead trees in the community. Will also requested that grass be put down as soon as the stumps/trees are removed.

Communications Committee – Murry Feldstein

Murry was not present. Management informed the Board that Murry was working on new designs for the CSA Board Meeting signs. He will be presenting sample signs at the July Meeting for the Board's approval.

Design Review Committee - Will Klum

The DRB is still meeting twice a month. Eight (8) Exterior Change Applications were submitted this month.

The DRB is going over the changes that were made by Board Members to the DRB book.

Gary Algie asked that the violation log be presented to the Board quarterly.

The DRB repeat offender procedures that were discussed at the last meeting were:

- Strike 0 - Tagging system (door hanger, phone call or talking to homeowner in person)
- Strike 1 - Letter
- Strike 2 - Fine homeowner
- Strike 3 - Default legal fees plus fines

This will be fine tuned and brought to the Board in black and white when complete.

A repeat offender is a homeowner that repeats the same violation after remedying the problem initially. The process will then pick up where it left off the first time. The timeline depends on the infraction.

Election Committee – Mike Quinn

No report.

Treasurers Report - Will Klum

Jasmin Taylor presented the Financial Report for May 2010. The Association brought in \$26,810.01 for a total year to date income of \$714,114.87. Year to date routine maintenance is \$67,507.25. Year to date administrative costs are \$4,565.26. Year to date advertising is \$1,512.41. Total operating expenses year to date are \$142,259.06. Expenses from the Reserves are \$650.00 for bridges and \$4,377.15 for fence/bollards and rope. The Delinquency Report shows that \$91,608.09 in Association fees are still due. A total of \$128,713.62 is owed to the CSA including legal fees, late fees and previous balances.

Will Klum presented the Treasurer's Report.

Lake Committee - Mike Quinn

Fish Habitat: Waiting for the vendor to pull together all the materials for the Spider blocks (fish habitat).

Lake Security is going well. Towne Properties continues to get emails and calls regarding people trespassing on and around the lake, primarily fishing. The Security Budget is \$420.00 under budget, as bad weather has caused the security patrol to be canceled on 5 days.

ATAC has assigned one technician, who will be involved in all inspections and treatments, as their primary contact. He has been sending bi-weekly reports to the Lake Committee reporting on the status of the lake and pond and any treatments. In the future, there are plans to discuss a long-term vision for the lake with ATAC and Jones. The first lake and pond inspection was conducted on May 24, 2010.

There was much discussion about the security issue at the lake and the lack of clarity of the rules, as stated on the sign regarding fishing.

A motion was made by Bill Coffey and seconded by Nancy Crane that \$150.00 per week be added to Lake Security Budget for the rest of the season, not to exceed \$2,000.00. There were seven (7) in favor and one (1) opposed. Motion carried.

A motion was made by Nadine Heithaus and seconded by Lynn Hand that the sign for the lake be changed to specify "catch and release". There were seven (7) in favor and one (1) opposed. Motion carried.

A motion was made by Lynn Hand and seconded by William Klum that "Violators will be fined \$500.00". There were seven (7) in favor and one (1) opposed. Motion carried.

The Lake Committee had already planned to increase security patrols from 3 days a week to 4 days a week, starting in July. With the additional funding, 3 more security patrols will be added bring the total to 7 patrols (In week: 3 random days and Weekend: 4 patrols - morning & early evening).

Will Klum asked that we look into this for next year and start as soon as possible in the season.

The fine is more of a deterrent but can be enforced.

Policy, Procedure and Education Committee - Will Klum

No report.

Social Committee – Nadine Heithaus

The Social Committee had their first Annual Landen Boat Parade event on Friday, June 18th at 6:30 p.m. Thank you to Island Recreation Association for hosting the event at their Clubhouse and tennis court areas. Over 10 boats were registered and at least another 15 boats, canoes, and kayaks participated in this event. Two CSA Board Members, Kevin Downey and Murry Feldstein, participated in the event. Thank you to committee members, Shannon McKelvey, Ann Georgenson, Chelsea Platter, Denise Fitzgerald, Jessica Roman, Stephanie Webb, Robin Schroeder and Susan Groome, who did an outstanding job. Flyers and pictures from the event were shared and are to be posted on the website for the residents to view. Awards for Most Patriotic, Most Creative and People's Choice were awarded. Refreshments, snacks and a movie for the kids followed the parade. Landen tee shirts are for sale. There was discussion regarding

putting the form on the website. This issue will be discussed further when the Communications Chair, Murry Feldstein, is in attendance.

The next event will be the Family Picnic to be held on Friday, August 6th.

COMMUNITY INSPECTION REPORT/MANAGEMENT REPORT

Jasmin Taylor presented the Community Inspection Report/Management Report. Copy attached.

OLD BUSINESS

Fish Kill

Nancy Crane spoke with Mike Schuler regarding the fish kill. Mike Schuler feels that they have done all they can do. Nancy does not feel that small claims court will be productive because we have nothing in writing regarding the promised money. Gary Algie noted that there is an email from a Henkle Schuler representative.

A motion was made by Bill Coffey and seconded by Lynn Hand to reaffirm last month's motion to go to small claims court. There were four (4) in favor and four (4) opposed. Motion did not carry.

A motion was made by Will Klum and seconded by Lee Hamilton to rescind last month's motion to take Henkle Schuler to small claims court. There were four (4) in favor and three (3) opposed. Motion carried.

Montgomery Hills Sign

Management reported that Ray Meyer Signs still has not remedied the issue with the lines in the sign.

Request for Assistance from Deerfield Township Storm Water Board

The next Deerfield Township Storm Water Board Meeting is scheduled for Tuesday, July 6, 2010.

NEW BUSINESS

CarriageGate Drees Sign

Management reported that we have received written confirmation from the Montgomery Hills Condo Association but are still waiting on confirmation from the CarriageGate Recreation Association. Management contacted CarriageGate management and they still have not had an official meeting to vote the issue.

House Tear Down

Management contacted Attorney, Don Schneider with the Board's questions regarding the tear down issue. A copy of Don Schneider's letter of response is attached.

Gary Algie's intent at the May Meeting was to have the DRB create a policy that any issue that could negatively impact CSA dues be brought to the CSA Board for prior approval.

A motion was made by Nadine Heithaus and seconded by Nancy Crane that the DRB bring any issue that could negatively affect the CSA dues to the CSA Board. Will Klum will add this policy to the DRB manual on operating procedures. There were six (6) in favor and two (2) opposed. Motion carried.

Cul de sacs

Lynn Hand and Tony Baker met with the homeowner on Woodsedge regarding the reduction of the cul de sac. The work is to be done by Deerfield Township and should be completed within a month. They will be taking the “ears” off of the cul de sac.

Riprap

Management met with KL New regarding the riprap issues. Mike Quinn feels that KL New needs to do the Woodfield Recreation area and near the Covered Bridge. TC Group is presenting bids for the North Shore riprap and the area behind Chestnut Landing.

A motion was made by Mike Quinn to go into Executive Session.

A motion was made by Bill Coffey to come out of Executive Session.

ADJOURNMENT

There being no further business, a motion was made by Bill Coffey and seconded by William Klum to adjourn meeting at 8:26 p.m. Motion carried.