

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
GENERAL HOMEOWNERS MEETING
Wednesday January 21, 7:30 P.M.
ST. TIMOTHY'S CHURCH**

MINUTES

MEETING CALLED TO ORDER: by Raymond C. Diemer at 7:30

ROLL CALL	Present	Absent	Excused
Raymond C. Diemer, President	X		
Gloria Battle, Vice President		X	
Jim Mehrman, Treasurer	X		
Patti Fisher, Secretary	X		
Karen Caulkett, Director	X		
Nancy Stewart, Director		X	
John Baker, Director	X		
Joyce Diemer, Committee Member	X		
Carol Lichwala, Committee Member	X		

Was Quorum met: X Yes No, if no next Meeting will be held .
16 Homeowner attended the meeting.

BOARD REPORTS

PRIOR MINUTES

Patti Fisher, Secretary, will read the minutes of the last Homeowners meeting held on September 17, 2014 unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive/accept: Fay Rubin

Second by: Phyllis Price

Vote: all approved 0 opposed 0 abstentions

PRESIDENT'S REPORT

Welcome message and introduction of board members.

The next HOA meeting is April 15, 2015 and will be the election meeting.

Raymond C. Diemer
President

TREASURER'S REPORT

As of Sept. 1, 2014

Expenses YTD: \$23,431.72
Capital Expenses YTD: \$12,152.00
Checking Account Balance: \$21,035.35
Capital Account Balance: \$31,180.89
Deposits YTD: \$35,963.48
Total Funds on Deposit as of November 1, 2014: \$52,216.24

As of January 15 we have received payments from 152 out of 244 homeowners for 2015 HOA dues.

Jim Mehrman
Treasurer

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE

As of January 1, 2015

This year's reports are as follows:

Adirondack: House painting 5, Tree Removal 1, Re-Roofing 1, Rain gutters 1

Allegheny: Sheds 1, Fenced 6, Re-roofing 2

Appalachian: House painting 4, Stucco 1, Fence 1, Sheds 2, Tree Removal 1, Re-roofing 1,
Replace windows/porch/siding 2

Blue Ridge: Re-roofing 2

Grand Teton: House painting 5, Stucco 1, Driveway 2, Sheds 1, Fence 3, Re-roofing 2, Replace garage door 1,
Replace windows/porch/siding 2

Royal Poinciana: House painting 2, Replace garage door 1, Replace windows/porch/siding 1

Karen Caulkett
Committee Member

LANDSCAPE COMMITTEE

As of January 1, 2015

John Baker accepted position of Chairperson for Landscape Committee on July 14, 2014.

No maintenance records could be located for the Croton Road common area irrigation system. Complete system maintenance including the pump and filter was performed. System has been scheduled for quarterly inspection and maintenance.

Modified and completed new landscape contracts for 2015. Minor increase in the mowing. No increase in pond maintenance. No change in contractors. New schedule for mowing on a weekly basis instead of bi-weekly in the summer months will help keep it looking better.

8 new trespassing signs were ordered and installed in Oct 2015.

John Baker
Committee Member

WELCOME COMMITTEE

As of January 1, 2015

Since the last meeting we have had 10 new homeowners move into Lansing Ridge Subdivision. Carol Lichwala will be the new Committee Member and she has 2 new homeowners to welcome, 1 on Appalachian and 1 on Royal Poinciana.

Karen Caulkett
Committee Member

NEWSLETTER

As of January 1, 2015

The newsletter has been completed and sent out. All homeowners should have received their newsletter. No articles have been received for the next edition. As always, we are accepting any and all articles for the next newsletter.

I wanted to apologize for the errors in the last edition. I will make an editor's notation in the next edition about the errors. I thought I was very diligent in double-checking for errors prior to sending it for printing. I will continue to be even more diligent in the future. All homeowners are invited to submit articles to the newsletter.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES

As of January 1, 2015

In 2014 we issued 21 violations, of which 21 were resolved. We have issued 2 new violations so far in 2015.

We also issued 98 Warning letters in 2014 of which 97 were resolved. This one remaining warning has been converted into a violation. We have also issued 3 new warning letters so far in 2015.

Additionally, we still have the problem of 2063 Allegheny Circle. We are obtaining an estimate from Bryan Goodson to clean up the front yard and will be relaying this information to the new Management Company.

Joyce Diemer
Committee Member

NEIGHBORHOOD WATCH

As of January 1, 2015

Gloria Battle
Committee Member

WEB PAGE

As of January 1, 2015

The web page has been updated, we are still in need of a volunteer to update the webpage who knows java script and HTML.

Raymond C. Diemer
Committee Member

OLD BUSINESS

The lawyer was contacted and instructions were given to cancel the April 2010 amendments which was completed on November 20, 2014 and registered with the county clerk's office.

NEW BUSINESS

Suzette Kachmaryk recommended that we put a note on the web page that 2 garage sales a year are allowed and the HOA usually sponsors 2 a year.

A homeowner mentioned that bushes are blocking the lights at the entrance to Grand Teton. John Baker will look into it.

REMARKS/OPEN:

Gift Card Drawing

Phyllis Price won the Walmart card and Suzette Kachmaryk won the Home Depot card.

The Board of Directors meetings are held on the second Monday of each month; next meeting is scheduled for Monday, February 10, 2015, 7:00 p.m., at the home of Raymond C. Diemer, President.

The next Homeowners meeting will be held on Wednesday, April 15, 2015 at 7:30 p.m., at St. Timothy Church.

Motion to adjourn: By Teresa Lopez, second by: Fay Rubin

Vote: All members voted Yes, 0 abstentions 0 opposed

Meeting closed: By Raymond C. Diemer, President, at 8:07

Minutes recorded: By Patti Fisher, Secretary