

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
GENERAL HOMEOWNERS MEETING
Wednesday January 18, 2017, 7:30 P.M.
ST. TIMOTHY'S CHURCH**

MINUTES

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

ROLL CALL	Present	Absent	Excused
Raymond C. Diemer, President	X		
VACANT, Vice President			
Jim Wilson, Treasurer	X		
Nancy Stewart, Secretary	X		
Karen Caulkett, Director	X		
John Baker, Director	X		
Clive Edwards, Director	X		
Joyce Diemer, Committee Member	X		
Terri Wilson, Committee Member	X		
Brittany Robberecht, Leland Management Company Representative	X		

Was Quorum met: X Yes ____ No, if no next Meeting will be held _____.

BOARD REPORTS

PRIOR MINUTES

Nancy Stewart, Secretary, will read the minutes of the last Homeowners meeting held on October 19, 2016 unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive/accept: Robyn Vivenzio

Seconded by: Loretta Mills

Vote: Passed

0 Objections

0 Abstentions

The motion has passed unanimously, therefore; the motion to wave the reading of the minutes of October 19, 2016 and accepting the minutes as published is hereby accepted and approved.

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

The Board of directors proposes to amend Article III Section 3 Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lansing Ridge Homeowners Association, Inc. and recommends approval as follows:

Article III, Section 3 Delegation of Use. Any Owner may delegate, in accordance with the By- Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the Property. If renting the Property, the Owner is responsible for notifying the Homeowner's Association Board of Directors with the name of the renter, the rental agency, if applicable, and providing a forwarding address and phone number of the owner's location. A copy of the Declaration of Covenants and the Constitution and By-Laws must be given to the Lessee of any Property, and the Lessee must be obligated to comply with the terms as a condition of the lease. Upon receipt of a copy of the lease, a completed lease application form (as may be required by the Association), and the written results of a nationwide criminal background search, the Association shall within seven (7) business days, issue written approval or denial of the lease. The Owner and prospective Lessees agree that the Association is authorized to review the results of the criminal background check as to all proposed occupants of the Property under the lease. The Homeowner's Association may deny the lease if the criminal background check shows the prospective Lessees were convicted of a felony within the last 5 years or convicted of a crime involving theft, violence or property damage within the last 5 years from the date of the Application.

The Ballot and Proxy has been mailed out in October 2016. Does anyone have any ballots to submit?

We will need 2 Homeowner to volunteer and count the ballots? Robyn Vivencio and Sam Boonsanguan volunteered to help count ballots.

The results will be announced at the end of the meeting.

PRESIDENT / CORRESPONDENCE REPORT:

Welcome and introduction of Board Members.

Carol Lichwala has resigned from the Board of Directors and is moving closer to her parents in Sun Tree. We want to thank Carol for all the work she has done for the HAO and wish her the best for the future.

Clive Edwards has agreed to join the Board of Directors and was voted in as a Director. This leaves one vacancy on the Board of Directors (Vice President Position).

Foreclosures:
Since the last HOA meeting we have no homes in foreclosure.

Raymond Diemer
President

TREASURER REPORT:

As of December 30, 2016

Expenses YTD: \$ 38,610.69
Capital Expenses YTD: \$ 1,334.75
Checking Account Balance: \$ 25,283.63
Capital Account Balance: \$ 46,171.86
Deposits YTD: \$ 42,097.38
Total Funds on Deposit as of November 30, 2016: \$ 71,455.49

As of January 1, 2017, we have received payments from 239 out of 244 homeowners for 2016 HOA dues.

We have received payments from 122 out of 244 homeowners for 2017 HOA dues.

Jim Wilson
Treasurer

Leland Management Company:

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:

As of January 1, 2017

Since the last report, we have received only four applications, as follows

Appalachian Drive	New fence
Blue Ridge Ave	Exterior painting
“	Replace an existing fence, new roof & re-paint exterior
Grand Teton Blvd.	Extend existing fence

All were approved.

ARC Report for 2016

During the whole of 2016, we received 38 applications all of which were approved, and one dis-approved.

Joyce Diemer
Committee Member

LANDSCAPE COMMITTEE Report:

As of January 1, 2017

Tree by pond that was damaged by Hurricane Matthew was removed, and the homeowner's irrigation system that was damaged was repaired.

Normal common area maintenance has been done.

All other areas are in good condition.

John Baker
Committee Member

WELCOME COMMITTEE:

As of January 1, 2017

Brittany Robberecht
Leland Management Company

NEWSLETTER REPORT:

As of January 1, 2017

Newsletter has been published and everyone in the community should have received a copy. If you haven't received your newsletter, please contact Brittany Robberecht at Leland Management Company. We are currently accepting articles for the next edition. Deadline for articles is March 1, 2017.

A homeowner present at the meeting complimented the article regarding Identity Theft/Identity Safety.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES REPORT:

As of January 1, 2017

There are 25 open violations. 4 of which are repeat violations.

Brittany Robberecht
Leland Management Company

NEIGHBORHOOD WATCH REPORT:

As of January 1, 2017

Crime report is attached.

Karen Caulkett recommended that homeowners utilize the "Next Door Neighbor" website on crime information in the area. She advised homeowners present that there was a report posted on this website regarding a gentleman going into people's mailboxes. For everyone's safety, it is recommended that you retrieve your mail ASAP from your mailbox.

Nancy Stewart
Committee Member

WEB PAGE REPORT:

As of January 1, 2017

Web page is up to date.

OLD BUSINESS:

Results of the proposed amendment to Article III Section 3 Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lansing Ridge Homeowners Association, Inc.

Vote:

Vote for the Amendment 133

Vote against the Amendment 18

The proposed amendment to Article III Section 3 has passed by a majority of 133 Homeowners, therefore; the change to Article III Section 3 Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lansing Ridge Homeowners Association, Inc. is hereby accepted and approved.

Since the proposed amendment has **passed**, the information will be sent to the lawyer to have the Deeds and Covenants revised.

We want to personally thank Clive Edwards, Linda Johnson, and their committee for all of their hard work for helping acquiring the needed votes for the change to the Declaration. They did an outstanding job, and we deeply appreciate their commitment to keeping our community safe for everyone.

NEW BUSINESS:

A homeowner present questioned the true ownership of the pond and whether or not we, Lansing Ridge, can turn it over to the City. Per our Deeds and Covenants, Lansing Ridge owns and is responsible for the entire area of the pond since it was turned over from the developer in 2004. Unfortunately, the City will **not** take over caring for the pond because of the HOA and because there are homes present. Also, per our Deeds and Covenants, we own the pond area for at least 30 years, and it will require a vote from **all** homeowners to perform any turnover.

REMARKS/OPEN:

A homeowner present, new to the community, requested information on how to access the pond area for those who do not live by the pond. There is an entrance gate on Lansing Street. You may also ask a homeowner if it is okay to walk through their yard.

A homeowner present reminded everyone present that there are still alligators present in the pond and to use caution when going near the pond.

The next Board of Directors meeting are held on the second Monday of each month; next meeting is scheduled for Monday, March 13, 2017, at 7:00 p.m., at the home of Raymond C. Diemer, President.

The next Homeowners meeting and elections of Board Members will be held on Wednesday, April 19, 2017 at 7:30 p.m., at St. Timothy Church.

Motion to adjourn: By Richard Mills, Seconded by: Jack Goberman

Vote: Passed

0 Objections

0 Abstentions

Meeting closed: By Raymond C. Diemer, President, at 8:06pm

Minutes recorded: By Nancy Stewart, Secretary