

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
GENERAL HOMEOWNERS MEETING
Wednesday April 20, 7:30 P.M.
ST. TIMOTHY'S CHURCH**

MINUTES

MEETING CALLED TO ORDER: by Raymond C. Diemer at 7:34pm

ROLL CALL	Present	Absent	Excused
Raymond C. Diemer, President	X		
Carol Lichwala, Vice President			X
Jim Mehrman, Treasurer			X
Nancy Stewart, Secretary	X		
Karen Caulkett, Director	X		
John Baker, Director	X		
Terri Wilson, Director	X		
Joyce Diemer, Committee Member	X		
Brittany Robberecht, Leland Management Company Representative	X		
Rachel, 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 January 16, 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: Loretta Mills

Seconded by: Robin Veneziano

Vote:

All Yes

0 Objections

0 Abstentions

The motion has passed unanimously, therefore; the motion to wave the reading of the minutes of January 16, 2016 and accepting the minutes as posted and published on the website is hereby accepted and approved.

ANNUAL ELECTION

The annual elections are for the election of the HOA Board of Directors. Only the homeowner(s) of record may vote and only one vote per Lot. Has everyone submitted their Ballot?

AMENDMENT TO THE CONSTITUTIONS AND BY-LAWS

The Board of Directors is requesting an amendment to Article V11 Section 1 of the Constitution & By-Laws regarding Board Meetings as follows:

Original wording “These meetings shall be held monthly without written notice

Requested change “These meetings shall be held up to 12 meetings per year, with a minimum of once per quarter being mandatory without written notice.....”.

In accordance with the Constitution and By-Laws Article XIII Section 1 the Board notified the Homeowners at the January 16, 2016 Homeowners General Homeowners Meeting.

Has everyone submitted the voting form?

VOLUNTEERS FOR BALLOT COUNTING

Three volunteers are needed to count the votes -1 representing the Board and 2 Homeowners of record.

Board Volunteer, Brittany Robberecht and Rachial of Leland Management Company

Homeowner Volunteers Clive Edwards and Patti Fischer

Once the counts have been completed they will be announced before the meeting is adjourned.

PRESIDENT / CORRESPONDENCE REPORT:

Welcome and introduction of new Homeowners.

As you know we have been with Leland Management for about 6 months, and as with all new ventures we have had some ups and downs. At the present time things are running fairly smoothly.

We are still looking for a Treasurer as Jim Mehrman is resigning from the Board and if we cannot find someone to fill this position I will reluctantly have to act as acting Treasurer.

There was no volunteers from the Meeting.

Raymond Diemer
President

TREASURER REPORT:

As of April 1, 2016

Expenses YTD: \$ 10,521.55	Capital Account Balance: \$ 49,499.49
Capital Expenses YTD: \$ 0.00	Deposits YTD: \$ 21,433.01
Checking Account Balance: \$ 35,618.35	Total Funds on Deposit as of April 1, 2016: \$ 84,917.84

As of April 1, 2016 we have received payments from 229 out of 244 homeowners for 2016 HOA dues.

Clarification on the number of homeowners who paid their dues since the last meeting was given. There was a typo in the date of the treasurer's report in last minutes. The report given in January was correct, and it showed the year-end totals.

Leland Management Company Report

Treasurer

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:

As of April 1, 2016

From January 1 2016 to March 31, 2016 we have received fourteen (14) applications for Architectural Review. Of these 12 were approved and two were disapproved.

Applications were as follows –

Repaint	3
Fence	2
Roof	2
Tree removal	3
Shed erection	1
Porch erection	1
Landscaping	1
Change exterior	1

Joy Diemer
Committee Member

LANDSCAPE COMMITTEE Report:

As of April 1, 2016

Mulch was applied to landscaped areas on Croton Rd frontage 8 Apr. Awaiting bids for cleaning of Croton Rd wall.

John Baker
Committee Member

WELCOME COMMITTEE:

As of April 1, 2016

Welcome Packets have been provided to the following new homeowners in the neighborhood:

2111 Grand Teton Blvd.
2016 Adirondack Cir.
2481 Appalachian Dr.

Brittany Robberecht
Leland Management Company

NEWSLETTER REPORT:

As of April 1, 2016

The newsletter has been sent out, and all homeowners should have received their copy. We are currently accepting ads and articles for the next edition. Deadline is August 15, 2016.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES REPORT:

As of April 1, 2016

There are 34 outstanding violations going to the next level. 16 homeowners have complied and corrected their violations. Warning letters will be going out to the 34 homeowners not in compliance.

Brittany Robberecht
Leland Management Company

NEIGHBORHOOD WATCH REPORT:

As of April 1, 2016

Crime report is attached. There were a total of 50 incidents since the last meeting in January.

Clarification was given for the homeowners that the report is only including Lansing Ridge I as a homeowner was concerned that the report included both phases of Lansing Ridge. This crime report only includes Lansing Ridge I.

Nancy Stewart
Committee Member

WEB PAGE REPORT:

As of April 1, 2016

The web page is up to date.

Minutes from tonight's meeting and election results will be posted on the website.

Raymond Diemer
Committee Member

ELECTION RESULTS:

The Board of Directors Election Results

We received a total of 45 Ballots. The results are as follows:

John Baker-	37
Carol Lichwala-	36
Phyllis Price-	35
Nancy Stwert-	34
Terri Wilson-	33

Amendment to the Constitution and By-Law

We received a total of 39 Proxy votes with the following results

37 Yes votes
2 No Votes

Therefore; Based on Article IV Section 4 of the Constitution and By-Laws a quorum was met and Article XIII Section 1 of the Constitution and By-Laws two-thirds of the membership voted for the amendment. The amendment has passed and is in effect as requested.

OLD BUSINESS:

A discussion was had regarding whether or not the Board contacted St. John's Water Management for estimates on taking care of the pond erosion. This has not been done as this project is not planned to be done in the near future. Clarification on **when** the pond erosion project will be taken care of was given to the homeowners present at the meeting. No date was set for this project as it is not an immediate necessity to take care of, but when the project needs to be done, St. John's Water Management will be contacted, and Homeowners will be notified.

A homeowner requested that violation letters for dirty sidewalks/driveways not occur until Spring time as it was too cold in February when most letters went out. This has already been discussed with Leland Management Company.

NEW BUSINESS:

N/A

REMARKS/OPEN:

N/A

The next Board of Directors meeting are held on the second Monday of each month; next meeting is scheduled for Monday, May 16, 2016, 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, October 19, 2016 at 7:30 p.m., at St. Timothy Church.

Motion to adjourn: By _____, Seconded by: _____

Vote: _____

Meeting closed: By Raymond C. Diemer, President, at _____

Minutes recorded: By Nancy Stewart, Secretary

CRIME REPORT

1/1/16 - 3/31/15

ABANDONED VEHICLE

- 1 on Grand Teton Blvd.

ANIMAL COMPLAINT

- 2 on Appalachian Dr.

ASSIST

- 1 on Croton Rd./Royal Poinciana Blvd.
- 1 on Grand Teton Blvd.

ASSIST O/ AGENCY

- 1 on Appalachian Dr.
- 2 on Grand Teton Blvd.

ATTEMPT TO CONTACT

- 1 on Royal Poinciana Blvd.
- 1 on Grand Teton Blvd.
- 1 on Appalachian Dr.

ATTEMPT TO LOC

- 1 on Grand Teton Blvd.

BREAK & ENTER

- 1 on Grand Teton Blvd.

BREAKING & ENTERING - VEHICLE

- 2 on Appalachian Dr.
- 1 on Grand Teton Blvd.

CONFISCATED PROPERTY

- 2 on Croton Rd./Royal Poinciana Blvd.

DIRECTED PATROL

- 1 on Grand Teton Blvd.

DISABLED VEHICLE

- 1 on Croton Rd./Royal Poinciana Blvd.

DISTURBANCE - NOISE

- 1 Wolf Creek Dr./Royal Poinciana Blvd.
- 1 on Adirondack Cir.

FRAUD

- 1 on Royal Poinciana Blvd.

HARASSING PHONE CALL

- 1 on Grand Teton Blvd.

HIT & RUN

- 1 on Lansing St./Blue Ridge Ave.

MISC. COMPLAINT

- 2 on Appalachian Dr.

NARCOTICS

- 2 on Grand Teton Blvd.

OFFICER STANDBY

- 1 on Grand Teton Blvd.

ORDINANCE VIOLATION

- 1 on Royal Poinciana Blvd./Myla Ln.
- 1 on Grand Teton Blvd.

RECKLESS DRIVER

- 2 on Grand Teton Blvd.
- 1 on Grand Teton Blvd./Croton Rd.

REPOSSESSION

- 2 on Grand Teton Blvd.

STOLEN PROPERTY

- 2 on Appalachian Dr.

SUSPICIOUS INC.

- 1 on Grand Teton Blvd.

SUSPICIOUS PERSON

- 3 on Grand Teton Blvd.
- 1 on Royal Poinciana Blvd.
- 1 on Appalachian Dr.

SUSPICIOUS VEHICLE

- 1 on Royal Poinciana Blvd.
- 1 on Appalachian Dr./Grand Teton Blvd.
- 1 on Wasatch Ave.

Total Incidents=50