

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
GENERAL HOMEOWNERS MEETING
Wednesday April 18, 2018, 7:30 P.M.
ST. TIMOTHY'S CHURCH**

MINUTES

MEETING CALLED TO ORDER: by Raymond C. Diemer at 7:33 P.M

ROLL CALL	Present	Absent	Excused
Raymond C. Diemer, President	X		
VACANT, Vice President			
John Baker, Treasurer	X		
Nancy Stewart, Secretary			X
Karen Caulkett, Director	X		
Leland Jones, Director	X		
Clive Edwards, Director	X		
VACANT, Director			
Joyce Diemer, 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

Brittany Robberecht, Leland Management Company, will read the minutes of the last Homeowners meeting held on October 18, 2017 unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive/accept: Linda Johnson

Seconded by: Cecil Thornton

Vote:

All Yes

0 Objections

0 Abstentions

The motion has passed unanimously, therefore; the motion to wave the reading of the minutes of October 18, 2017 and accepting the minutes as published is hereby accepted and approved.

ANNUAL ELECTION

The annual elections are for the election of the HOA Board of Directors. Is there anyone who would like to be on the Board that did not send in the Candidate Form? Only the homeowner(s) of record may vote and only one vote per Lot.

We need 1 Board Member and 2 Homeowners to volunteer to count the ballots.

Volunteer, Clive Edwards

Homeowner Volunteers: Sam and Dennis

Election report will be listed under new business.

PRESIDENT / CORRESPONDENCE REPORT:

No general mail has been received since last September.

At the present time we have one house going through foreclosure and one house which was foreclosed and the bank is updating prior to selling.

Raymond Diemer
President

TREASURER REPORT:

As of February 28, 2018

Expenses YTD: \$ 6,701.87
Capital Expenses YTD: \$ 1,500.00
Checking Account Balance: \$ 48,696.31
Capital Account Balance: \$ 46,063.07
Deposits YTD: \$ 21,916.88

Total Funds on Deposit as of February 28, 2018: \$ 94,759.38

As of February 28, 2018 we have received payments from 214 out of 244 homeowners for 2018 HOA dues.

John Baker and Nora Pacheco
Treasurer Leland Management Company

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:

January - March 31, 2018

Adirondack Circle	Install paving stones down driveway and small front patio	Approved
Royal Poinciana Blvd	Exterior repaint	Approved
Grand Teton Blvd	New roof	Approved
Royal Poinciana Blvd.	Replace damaged siding	Approved
Royal Poinciana Blvd	New roof	Approved
Adirondack Circle	New windows & glass doors	Approved
Appalachian Drive	New roof	Approved
Appalachian Drive	Exterior repaint	Not approved
Adirondack Circle	Install new shutters	Approved
Appalachian Drive	Exterior repaint	Approved
Grand Teton Blvd.	New roof, repair fence	Approved
Grand Teton Blvd.	Exterior Repaint	Not approved
Appalachian Drive	New fence	Approved
Blue Ridge Ave	Replace pavers	Approved
Adirondack Circle	Re-paint front door	Approved
Grand Teton Blvd	Exterior repaint	Approved

Joy Diemer
Committee Member

LANDSCAPE COMMITTEE Report:

As of April 1, 2018

Light on south side of south Croton Rd entrance has been vandalized. Required replacement.

Land clearing on the pond behind 2341 Grand Teton has been completed. Will monitor to see if sodding is required.

John Baker
Committee Member

WELCOME COMMITTEE:

As of April 1, 2018

Since the last meeting, there have been 6 new homeowners:

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

Brittany Robberecht
Leland Management Company

NEWSLETTER REPORT:

As of April 1, 2018

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: August 31, 2018.

I apologize for the mistake in the date for the General Homeowner's Meeting not being changed. I will ensure to better proofread in the future prior to sending the newsletter for approval and printing.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES REPORT:

As of April 1, 2018

There are currently 56 open violations.

Brittany Robberecht
Leland Management Company

WEB PAGE REPORT:

As of April 1, 2018

Web Page is up to date.

A request was made to the member ship for a volunteer to manage the website to no avail.

Raymond C, Diemer,
Committee Member

OLD BUSINESS:

- There was no old business to address.

NEW BUSINESS:

- Donna Clem asked about exterior paint colors and what the ARC decisions are based on. Donna provided a book of colors to the Board to appeal her denied ARC application. The Board will review and respond to Donna Clem accordingly.
- The homeowner of 2151 Appalachian asked about the entrance sprinkler timers, as they are getting the kids wet on their way to school. The sprinkler timers were changed accordingly.
- The Homeowner of 2205 Appalachian inquired about the frequency of the pond company.

ELECTION RESULTS:

The Board of Directors Election Results

We received a total of 40 Ballots. The results are as follows:

John Baker 38

Leland Jones 37

Nancy Stewart 38

Tammy Lanterman 3

REMARKS/OPEN:

- The homeowner of 2029 Adirondack circle asked about obtaining police reports for issues that have happened in the Community. Management directed the Homeowner to the Melbourne Police department.
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- The homeowner of 2261 Appalachian asked about the responsibility of the repair of sidewalks. Management directed them to the city of Melbourne.

The next Board of Directors meeting are held on the second Monday of each month; next meeting is scheduled for Monday, May 14, 2018, at 7:00 p.m., at the home of Raymond C. Diemer, President.

The next Homeowners meeting will be held on Wednesday, October 17, 2018 at 7:30 p.m., at St. Timothy Church.

Motion to adjourn: By Terri Wilson ; Seconded by: Linda Johnson

Vote: All in favor, none opposed. Motion carried.

Meeting closed: By Raymond C. Diemer, President, at 8:09 PM

Minutes recorded: By Brittany Robberecht, LCAM Leland Management