

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
GENERAL HOMEOWNERS MEETING
Wednesday September 16, 2015, 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 Mehrman, Treasurer			X
Nancy Stewart, Secretary	X		
Karen Caulkett, Director	X		
John Baker, Director	X		
VACANT, Director			
Joyce Diemer, Committee Member	X		
Carol Lichwala, Committee Member	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 April 15, 2015 unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive/accept: Phyllis Price

Seconded by: Loretta Mills

Vote: Passed

PRESIDENT'S REPORT

Welcome message and introduction of board members.

We will be discussing the Board volunteer's and the Management Company letter notification during New Business.

Since April we have had correspondents:

We've also received a letter from Charles A. Kohler attorney looking for business.

We've received Quotes SCPM and Leland management.

We've also received the tax notices from Brevard County for tract A tract B and tract C and the total is zero dollars.

7 new Homeowners since April.

8 Estoppels since April.

1 new foreclosure since April.

Raymond C. Diemer
President

TREASURER'S REPORT

As of September 1, 2015

Expenses YTD: \$ 9,399.66
Capital Expenses YTD: \$ 0
Checking Account Balance: \$ 20,892.80
Capital Account Balance: \$ 44,490.57
Deposits YTD: \$ 22,566.79
Total Funds on Deposit as of September 1, 2015: \$ 65,383.37

As of September 1, 2015 we have received payments from 239 out of 244 homeowners for 2015 HOA dues.

There remains 3 homes in foreclosure.

Jim Mehrman
Treasurer

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE

As of September 1, 2015

Since the last meeting in April, we have approved the following:

Paintings - 6 on Grand Teton	Fence - 1 on Appalachian
1 on Appalachian	1 on Grand Teton
Re-Roof - 3 on Grand Teton	Screen/Windows - 2 on Appalachian
1 on Appalachian	

Karen Caulkett
Committee Member

LANDSCAPE COMMITTEE

As of September 1, 2015

Clearing of brush on south side of pond and along the south side fence was completed 12 June 15..

Diseased tree on Croton Rd frontage, south side of Grand Teton was removed 15 June 15

Irrigation system, Croton rd frontage was serviced July 15

A complaint was received about uneven grass cutting of the common area of the pond. This was discussed with Lawn care service provider. He will be monitoring this problem personally to prevent any reoccurrences.

Beware of alligator signs were installed on the pond on 18 June 15.

No other problems to report. Common areas look good.

It was also mentioned that the new contracts for our current lawn care and pond care are coming up. If any homeowner had suggestions as to who else to use, please contact John with the information.

A discussion was also had regarding if any gators still remained in the pond. We know that 1 was removed and there is still 1 living in the pond. We don't know if the third one is still there or not.

John Baker
Committee Member

WELCOME COMMITTEE

As of September 1, 2015

Welcome packets have been given to the new homeowners.

There were 3 homeowners present at the meeting who have not received their welcome packet. Carol will get their welcome packet to them ASAP. The homeowners are:

2249 Royal Poinciana, 2262 Allegheny, and 2180 Grand Teton

Carol Lichwala
Committee Member

NEWSLETTER

As of September 1, 2015

Everyone should have received the newest edition of the newsletter. I hope everyone liked it. I apologize for the incorrect total amount listed in our treasurer report in the spring newsletter. I have made note of the correction in this edition recently published.

As always, we welcome any and all articles for the newsletter, and appreciate any/all feedback you may have. Just out of curiosity - did you find the animal articles interesting? Is there anything in particular you would like to see in the newsletter? Again, any/all feedback is more than as are ALL articles, recipes, etc.

A homeowner called to compliment the newsletter and requested an article be placed in the newsletter about "muddobber" wasps.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES

As of September 1, 2015

So far this year we have issued 25 violations, of which 15 has been resolved.

We have also issued 74 Warning letters of which 5 are still outstanding and 23 have been converted to Violations. These 23 conversions are included in the figure above.

Lawns continue to be the main problems, with garbage bins left outside being a strong second!.

A discussion was had regarding what to call the strip of grass between the sidewalk and the street. Some call it a "verge" and others call it a "swale". It was suggested to place an article about this in the newsletter.

Joyce Diemer

Committee Member

NEIGHBORHOOD WATCH

As of September 1, 2015

See attached Crime Report for 4/1/15 - 8/1/15.

We had a total of 77 incidents within these last 5 months. Crime was slightly elevated since the last meeting, where 55 incidents were reported. May 2015 had the highest amount of incidents; incidents varied in type reported as there was no single common report for May.

A homeowner question arose as to whether or not the report included the entire "Lansing Street" and Blue Ridge Ave." roads - which the report currently included any/all homes on both streets. I will look into street addresses going forward for a more precise report.

Now that school is back in session, please remember to be mindful of all school crossings and school zone speed limits for the safety and well-being of all the children in the community. School crossings is unfortunately an elevated issue during the school year. Please be careful!!!

We have received word that the non-emergency phone number for the Melbourne Police Department has changed. I have contacted the Melbourne Police Department and have received the new contact phone number. The next edition of the newsletter has been updated to reflect the changes. I also have magnets providing contact information with me, if anyone would like one.

As a reminder, call the police if you witness ANY crime in the community!

A homeowner questioned how this information was obtained - which is through direct communication with the Melbourne Police Department.

Nancy Stewart
Committee Member

WEB PAGE

As of September 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

N/A

There was no "Old Business" from the last meeting.

NEW BUSINESS

All Board of Directors' positions was discussed. All duties of each executive position was explained. The homeowners present were asked if anyone, who was qualified, was willing to volunteer for any Board position as the majority of the Board members will be leaving by January 2016.

The decision to turn the "Board" over to Leland Management Company was discussed, and it was explained why this company was chosen. After this discussion, the homeowners were asked again if anyone, who was qualified, was willing to volunteer for a Board position. Tammy, a homeowner on Grand Teton, volunteered to become the Treasurer only if we are going to a Management Company.

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, October 12, 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, January 20, 2016 at 7:30 p.m., at St. Timothy Church.

Motion to adjourn: By Phyllis Price, Seconded by: Linda Johnson

Vote: Passed

Meeting closed: By Raymond C. Diemer, President, at 8:36pm

Minutes recorded: By Nancy Stewart, Secretary