

LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY October 10, 2016 7:00 P.M.

AGENDA

MEETING CALLED TO ORDER: by the President at _____

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

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

BOARD REPORTS:

PRIOR MINUTES:

Joy Diemer in Nancy Stewart, Secretary, absence will read the minutes of the last Board Meeting held on August 22, 2016 unless we have a motion to waive the reading and accept the minutes as published.

Motion by: John Baker to accept the minutes as published.

Second by: Carol Lichwala _____.

Vote:

All Yes

0 Objections

0 Abstentions

The motion has passed unanimously, therefore; the motion to wave the reading of the minutes of August 22, 2016 and accepting the minutes as published is hereby accepted and approved.

PRESIDENT / CORRESPONDENCE REPORT:

Phyllis Price has resigned from the Board of Directors.

We have not received any General Correspondence.

Foreclosures:

We are still receiving notices for Timothy Freese Bankruptcy 2552 Appalachian Drive.

Ceaira Crawford of 2044 Wasatch Foreclosure has completed and the house was sold to the Bank on Sept. 7, 2016. The house is now vacant.

Jeffery Douberly 2333 Royal Poinciana we are still receiving notices of Non-Jury Foreclosure Trial.

All the Liability Insurances have been Paid this Month (Liability for Pond and Entrance way, Directors Liability and Bond Policy).

No questions from the Board.

TREASURER REPORT:

As of August 31, 2016

Expenses YTD: \$ 29,709.04
Capital Expenses YTD: \$ 0
Checking Account Balance: \$ 17,971.37
Capital Account Balance: \$ 51,169.97
Deposits YTD: \$ 26,568.10
Total Funds on Deposit as of August 31, 2016: \$ 69,141.34

As of August 31, 2016, we have received payments from 238 out of 244 homeowners for 2016 HOA dues.
No questions from the Board.

Brittany Robberecht
Leland Management Company

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:

As of October 1, 2016

ARC Report August 24 – September 30, 2016

<i>2152 Appalachian Drive</i>	<i>New shed</i>	<i>Approved</i>
<i>“</i>	<i>New fence</i>	<i>“</i>
<i>2022 Blue Ridge Ave...</i>	<i>New fence</i>	<i>“</i>
<i>2221 Appalachian Drive</i>	<i>Re-paint front door</i>	<i>“</i>
<i>2116 Appalachian Drive</i>	<i>Flower trellis above height limit</i>	<i>“</i>
<i>2024 Adirondack Circle</i>	<i>Re-paint fence</i>	<i>“</i>

Joyce Diemer
Committee Member

LANDSCAPE COMMITTEE Report:

As of October 1, 2016

Dead Palm Tree removed on common area of Croton Rd. All other areas look good.

New contract bid request have been sent out for grounds keeping and pond maintenance for New Year.

John Baker
Committee Member

WELCOME COMMITTEE:

As of October 1, 2016

No report received.

Brittany Robberecht
Leland Management Company

NEWSLETTER REPORT:

As of October 1, 2016

Newsletter and garage sale flyers have been sent out and all homeowners should have received their copy. It was reported that at least five homeowners did not receive a copy of the Newsletter. Items for the next newsletter should reach Nancy by the end of November

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES REPORT:

As of October 1, 2016

No report received.

Brittany Robberecht
Leland Management Company

NEIGHBORHOOD WATCH REPORT:

As of October 1, 2016

Crime report is attached. Discussion about whether we should continue issuing Crime Reports in the Newsletter and elsewhere. It was suggested that we should place this matter before homeowners at the next Homeowner Meeting for their input.

Nancy Stewart
Committee Member

WEB PAGE REPORT:

As of October 1, 2016

Web page is up to date.

Raymond Diemer
Committee Member

OLD BUSINESS:

The voting ballots for the changes to the Covenants will be sent to the Homeowners by 7th of October.

NEW BUSINESS

Ray Diemer said that the contract with Leland Management was up for re-renewal. Should we stay with them? Board Members were not altogether happy about their performance, but there was virtually no competition that it was decided to renew the contract.

REMARKS/OPEN:

No comments or questions from the Board members

The next Board of Directors meeting is scheduled for Monday, November 28, 2016, 7:00 p.m., at Ray Diemer's house.

The next Homeowners meeting is scheduled for Wednesday, October 19, 2016 7:30 p.m., at St. Timothy Church.

As all the Board Business of the Association has been completed, I will ask for a motion to adjourn the meeting.

John Baker made a motion to adjourn the meeting

Seconded by _Karen Caulkett

Vote:

 X Yes

 0 Objections

 0 Abstentions

The motion was Passed to close the meeting.

Meeting was closed by the President, at 7.40pm

Minutes recorded by Joyce Diemer, Committee Member.