

THE LANDINGS @ PODTBURG VILLAGE
ANNUAL MEETING
November 30, 2006

Board members present: Tyson Buhre, Pat Lacy, Jeff Spath, Kathy Gibler, Sheryl Ballard

Falcon Properties Representatives: Ken and Brenda

The meeting was called to order at 7:05pm at Johnstown City Hall. The minutes from last year's annual meeting were approved.

Treasurer's report:

Money Market- \$12,160.43

CD's (all originally \$2000 invested): #1- \$2,185.98, CD #2- \$2,147.53,
CD #3- \$2,134.34, CD #4- \$2,132.29

CD's have recently increased to 4.36%.

Old Business:

Operating budget (2006 actual based on 6 months) read through and questions answered regarding balance of operating account. Current accounts receivable balance stands at \$5280. Some of this will be written off due to foreclosures because only 6 months dues are collectable at time of closing.

Replaced two trees this year with the 'homeowner pays half and HOA pays half offer'.

Erlich's business is still up for sale, although it is not an operating business at present, the easement of entrance is still questioned. This property is not part of the subdivision, or the HOA.

Sections of the greenbelt will be reseeded.

Concerns expressed about the sprinkler system not being adequate. Motion was made and tabled to explore alternatives to grass.

Thanks to Dave Wailes for snow removal-Great Job!

The SW corner ditch may potentially be a problem again this spring. A culvert was installed this year, but the ditch is filling with silt. We are currently trying to meet with John Franklin from the city to reach a resolution concerning the responsibility of maintenance.

Two trash cans were purchased and installed on the east side of the main greenbelt.

In reference to the gas well property on the NW corner and the possibility of improving the lot, it was discovered that we cannot build with 100 feet of the well.

New Business:

Ratifying the budget. Should we adjust income line to account for foreclosures and such? Legal fees are re-cooped by assessing cost to owner.

Ownership of greenbelts discussed. Definite interest for dividing up for individual homeowners, but legal avenues need to be addressed. Erlich still has a say.

Ken will speak with Erlich about ten year rule. It is the BOD opinion not to force the turnover, but homeowners want some action.

Motion passed for budget ratification, and budget approved.

Roger Howell and Lyn Cunningham, spokes people for Committee for Change, ask for a show of hands of those interested in helping self-govern the subdivision-many hands responded. Tyson ask for specific names of those responsible for this plan and Ken offered consultation if needed. Falcon would be willing to suspend their services for six months without cost to attempt self-governing. Committee will meet and then report back to BOD with business plan and names.

Election of board member-one, three year position open.

Jeff Maygar-declined

Roger Howell-accepted

Roy Moore-accepted

Voting was by show of hands and Roger Howell will now be serving a three year term with the BOD.

Outgoing President Tyson Buhre thank all for their support.

Meeting adjourned at 9:03 pm.