

**The Landings Home Owners Association
January 10, 2010
Roosevelt High School
616 N. 2nd
Johnstown, CO**

Board Members Present:

Lynn Cunningham
Rodney Barnes
Jana Johnson
Roy Moore

Board Members Absent:

David Golden

Attendees:

Amanda Jaksha - Financial Contractor for HOA

Proceedings:

Meeting called to order by Lynn 3:07pm

Reading of the Minutes: Motion to approve the minutes for December 8 meeting with the addition of the following comment:

Real Estate Lisa Ryan asked the board permission to put her sign up in the front median. Permission was granted. Motion to approve the minutes with the added comment from last meeting was moved by Rodney, Roy seconded and motion was passed.

Treasurers report:

Discussion took place regarding transferring of funds to a money market savings with 1.4% interest and FDIC insured., looked over the finalized balance sheet from 2009, automatic bills, and HOA past dues.

Discussion regarding three checks presented for current bills. Rodney motion to make the payments, Roy seconded and all were in agreement.

Discussion:

Discussion took place regarding snow removal by Dave and JC as the backup..

Discussion took place regarding the annual meeting including discussion on dues increase to add to a reserve for capital improvements.

Discussion regarding the 2010 grounds maintenance took place. Rodney submitted a proposal. Rodney was asked to leave the room and was not involved in the discussion comparing his proposal to JC's. Motion to accept Rodney's bid at \$450 per mowing cost

with the premise that extra work such as tree trimming, sprinkler maintenance, be presented to the board as a bid and will be estimated individually. The board especially looked at the \$5,000.00 savings to the HOA. In addition the acceptance of Rodney's bid would be with the understanding he would present proof of insurance for his company and workers and the policy must name The Landings HOA on the policy. Roy motioned to accept Rodney's bid, Jana seconded and the motion was accepted.

Discussion took place regarding community work days. Getting the neighborhood to work on smaller projects could add up to quite a bit of savings. It was decided we would plan two dates per year and will coordinate it with a specific list of projects to be accomplished, invitations to the neighborhood well in advance and follow up with a fun potluck/BBQ in the big greenbelt.

Discussion took place regarding the jobs for each director and jobs required for each position.

Discussion of changes in bylaws and covenants took place.

Discussion of special meeting issues brought up to make sure all concerns had been or are being addressed.

New Business:

Discussion regarding delinquent accounts and how to handle them ensued. Dues are collected annually at a rate of \$400.

Old Business:

Discussion regarding Masteq and the submission to the insurance to replace the cost of the tree. The idea of hiring an arborist to value the tree was submitted. Roy motioned and Rodney seconded to hire an arborist. All were in favor.

Review of Tabled Items:

All tabled items were carried over to be reviewed again at next meeting

Roy motioned to adjourn the meeting, Rodney seconded and all were in favor. Meeting was adjourned at 5:38pm

