

The Landings Home Owners Association
February 14, 2010
Roosevelt High School
616 North 2nd Street
Johnstown, CO 80534

Elected Board Members Present:

Lynn Cunningham
Rodney Barnes
Roy Moore
Jana Johnson
David Golden

Absent: None

Attendees:

Amanda Jaksha - Financial Contractor for HOA

Homeowners: None

Reading of Previous Minutes: Called to order 3:09pm. Motion to approve the minutes by Rodney, Jana seconded and minutes were approved as read.

Public Comment: None

Treasurers Report - Lynn read over the reports and issues addressed were as follows:

- Property taxes -
- Easement taxes
- Insurance
- Cash flow/ Bills paid
- CD Rates
- Closing the Money Market and placing it into Discussion regarding the following ensued:
 - i. CD: 1 year commitment at a higher interest rate \$10,000 out of the operating account and close the Money Market which is about \$7,000
 - ii. CD: 2 year with a 1.05 interest rate watch for the rates to go up and then move into a longer investment account
- Cash and receivables

Motion was made to approve the financial report First motion was made by Rodney and Roy seconded; all were in favor

Bills to Pay:

1.	Tax Forms from Office Depot	\$12.81
2.	Postmaster	\$28.00
3.	Weld County for taxes fo 2010	\$68.36
4.	First Main Street Insurance officers liability - 2010	<u>\$951.00</u>
	Total	\$1,060.17

Past Due Accounts:

- Discussion on how to handle past due HOA accounts:
Decision made as follows:
Amanda will send out a second bill and letter which will include a \$25 late fee which will have a March 1st due date. Everyone who has not paid March 1st will be sent to collections.
- Discussion on Attorney Fickel and Collection Policy
- Decision was made to change collection rules for Fickel, he will send out two letters then straight to a lien if past dues are not paid.

Motion was made by Roy to accept the Past Due Accounts process and David seconded, all were in favor.

Secretary's Report:

- Make sure any correspondence, billing etc is either already dated or date and initial or date stamp when received
- Discussion on how long to keep email correspondence and other files

Committee Reports:**Community Day:**

Dates set for Community Day and BBQ are May 1st and Sept 11

- Discussion on clean up and projects
 - Round about planting
 - Center beds
 - Weeding
 - Stump removal
1. Jana will make up an Invitation which will include an RSVP (BYOB and BYOC) for approval and will invite homeowners door to door
 2. David looking at meat and food
 3. Roy and Rodney have large grilles that can be used
 4. Donuts and coffee for morning
 5. Lynn will check into the tent

New Business

- Jana Johnson presented Sherman Williams Fundamentally Neutral page 1 and 2 colors for approval for painting the Johnson house 2225 Nicholas Drive. Rodney motioned to accept and David seconded. All were in favor and Jana abstained.
- Lawn Maintenance - Rodney will bring in a copy of his license this week
 - i. Discussion regarding spraying weed killer on the east side fence
 - ii. Discussion on the rock areas along the mailboxes and possibly removing the rock and replacing
 - iii. Discussion on removal of metal edging that is dangerous, specifically around the power box next to the Lanham's house
 - iv. Discussion on mulching
 - v. Discussion on ground cover on the west side berm behind the old farmhouse
 - vi. Discussion on weeding the playground and adding more pea gravel
 - vii. Discussion on the statue area
- Empty houses : how do we handle keeping them up
- Playground: Daycare center in LaSalle is closing they have a \$10,000 playground set for \$2000. Discussed sending a team over to take a look at it and see what condition it is in, also the size. It was agreed if this was a good opportunity to go ahead and make a decision with a board vote.

Old Business:

- Mastec : \$200 an acceptable amount to pay an arborist to estimate value of the damaged tree. David motioned \$200 is an acceptable amount to hire an arborist Rodney seconded and all agreed.
- Newsletter - Lynn sent a message out to Rainee and no response - we will remove it from business unless someone else is interested.
- Updating Bylaws - Send copy to the attorney for review with the changes that were made. David motioned and Rodney seconded, all were in favor.
- Updating Covenant - Board will have changes to discuss and vote on for the next meeting in March.

Review of Tabled Items:

Tabled items are the same as January's meeting

Motion was made by David for items to remain tabled until further notice, Jana seconded; all were in favor.

General Discussion: None

Motion to adjourn David, Rodney seconded and all were in favor.

Adjourned: 5:45pm