

Regular meeting of The Landings at Podtburg Village HOA board.

June 13, 2010

Agenda Item 1: Meeting called to order at 3: 10 pm.

Agenda Item 2: Attendance

Board members in attendance:

- Lynn Cunningham
- Rodney Barnes
- Roy Moore

Board Members absent:

- Jana Johnson
- David Golden

Also attending: Amanda Jaksha

Agenda Item 3:

Reading of minutes from previous board meeting. Motion to approve minutes as posted was made by Roy Moore, seconded by Lynn Cunningham. Motion approved.

Agenda Item 4: Public Comments

- No Public Comments

Agenda Item 5: Treasurers Report / Financial Update and current bills

- Bills to be paid :
- Truegree – Spraying Ash trees for insect infestation.
- DDT Lawncare – lawn Maintenance

Board reviewed Utility bills.

Motion to approve payment of bills as submitted was made by Roy Moore and was seconded by Lynn Cunningham. Motion approved.

Board reviewed accounts receivables, collections and financial statements.

Motion to approve financial report as submitted was made by Roy Moore and was seconded by Lynn Cunningham. Motion approved.

Agenda Item 6: Committee Reports

- Covenant updates – determination to have Amanda write up a draft for review by the board prior to sending to the attorney for review to limit legal costs.
- Facebook business page is operational. Link is posted on HOA website and has been verified that it works

- Park lighting – researching commercial grade solar lighting. Tabled until next meeting.
- Lawn Maintenance report – Documenting main park area sprinkler zones and adjusting watering times. Working with Escapes Landscaping to correct final irrigation system issues. There is a dead tree at the statue area and one by front entrance. Decision made to remove as soon as is practical.

Agenda Item 7: New Business:

- Formal complaint from residents has been received concerning a yard not being maintained. Motion by Rodney to send a letter to owner detailing complaint and requesting action be taken to remedy the issue. Second by Lynn. Motion approved.
- Board reviewed letter of complaint to the board received from an attorney representing an owner in the community pursuant to non enforcement of covenant regarding unauthorized vehicles. Discussion by board centered upon prior opinions from HOA attorney regarding this issue. Legal opinion received by the board is due to lack of (or sporadic) enforcement dating back 10 years, that mandatory enforcement of this covenant is not legally possible until the issue is re-addressed by covenant updates and approved by vote of the owners. This opinion is based on statutory rulings in state courts. Motion made by Rodney and seconded by Roy to forward letter of complaint to the HOA attorney for a formal response to complainant's attorney. Motion approved.

Agenda Item 8: Other New Business.

- None Presented

Agenda Item 9: Old Business

- Mastec – Reviewed letter written to Mastec and their response. Also discussed damage to a second tree and that it may die also due to the accident involving Mastec vehicle. Motion by Rodney and seconded by Lynn to refer the matter to the attorney for resolution due to reluctance of Mastec to adequately compensate for damages.
- All further old business tabled until next regular meeting of the board.

Next meeting set for Sunday July 11, 2010 at 3 PM. Location to be determined.

Motion to adjourn was made by Rodney and seconded by Lynn Cunningham.

Meeting adjourned at 4:21 PM