

IN ATTENDANCE:

1. Jim & Sharon Varner 2309 Brianna Court
2. Brent Shafranek 2224 Waylon Drive
3. Dave Wailes 2309 Alysse Court
4. David Golden 2105 Kiersi Court
5. Jason Seybert 2223 Nicholas
6. Jeff Spath 2214 Waylon Drive
7. Shilo & Roy Moore 2223 Podtburg Circle
8. Veronica Solrad 2103 Kiersi Court
9. Rodney Barnes 2215 Waylon Drive
10. Michael & Stephanie Gentry 2109 Christopher Court
11. B. Avery 2224 Podtburg Circle
12. Matt Ledl 2108 Christopher Court
13. Amanda Jaksha 2228 Podtburg
14. Brendon Peach 2304 Alyssa Court
15. Bryan Cornish 2102 Christopher
16. Jim & Pennie Gehring 2308 Brianna Court
17. Chris & Jen Hendrix 2306 Brianna Court
18. Mike & Amy Parrish 2227 Nicholas Drive
19. Renelle & Eric Broughton 2105 Tristi
20. Tom & Shelley Moore 2229 Podtburg
21. Kay Uthe 2302 Brianna Court
22. Trish Yost 2225 Podtburg Circle
23. David & Carolyn Legg 2107 Tristi Court
24. Doris Leigh 2103 Christopher Court
25. Barbara Page 2229 Nicholas Drive
26. Pat Lacy 2110 Hunter Court
27. Jana Johnson 2225 Nicholas Drive
28. Kyle Gurney 2304 Tori Court
29. Sheryl Ballard 2102 Hunter Court
30. Lynn Cunningham 2210 Podtburg Circle

BY PROXY:

- |                    |                             |
|--------------------|-----------------------------|
| LouAnn Thompson    | 2108 Tristi Court           |
| Roger Howell       | 2221 Waylon Drive           |
| Lee & Brenda Stock | 2216 Waylon Drive           |
| David Hayden       | 2228 Nicholas Drive (owner) |
| Woo Ming           | 2214 Podtburg               |
| Rich Stenguard     | 100 Zack Place              |
| Tyson Buhre        | 2108 Kiersi Court           |
| Joel Kellums       | 2102 Tristi Court           |
| Christy Lamb       | 2218 Nicholas Drive         |

September 12, 2009

Special meeting of The Landings HOA called to order at 9:35am with the introduction of attendees.

Current board member David Golden was present, as well as above listed home owners.

General discussion began with the candid conversation of why board members continue to quit:

- Disagree about what should be going on
- Better things to with personal time
- People failed to work as a group
- Things done behind closed doors
- If no continuity between neighbors-get nothing done
- When the board did meet: No agenda
  - Side conversations going on
  - Bickering
- Members working independently
- One person making decisions without discussion
- Lack of organization with board

Ideally: Majority of board decides what will happen

- Board members need specific HOA education
- Members properly understand liability for serving on the board
- Need to get board together to operate professionally
  - Not try to handle issues with kid gloves
- Common sense prevails

The website/opinion forum had no affiliation with the HOA and the board had no knowledge of what was on that website. Many responded to the forum with the belief that it was HOA sponsored. Some were happy to have a voice and believed that it was/could be a constructive tool for the board, perhaps even lessening the response time for specific questions.

To make the forum beneficial to our community, a few suggestions were:

- Include ALL homeowners for distribution
- Board members would not respond individually
- Issues would be noted and taken to board meetings for discussion
  - A volunteer could bullet issues and respond that they would be addressed at the next board meeting, realizing that this process might take several weeks
- All correspondence would be posted

Concern was expressed that a first contact letter regarding weed issues focused on the dire consequences of a fine, rather than asking 'can we help?'

Letters placed on doorsteps were not sent by the HOA board, but this was not common knowledge. Board mailings need to be professional and consistent throughout the Landings. An official letterhead would be helpful.

The Board had previously decided to start getting the covenants back to state code and enforcing them. Before this can happen, Board members should be familiar with the current covenants. In regard to allowing a management company to do this task, it was brought up that the management company will not enforce the covenants unless requested. In the last 4-5 years, no major issues with covenants have been handled. Covenants can be a distraction if specific people only enforce specific covenants.

Money:

Current financials were provided by Amanda Jaksha and can be found on the HOA website along with the current budget. We are holding about \$4000 bad debt, which about 60% consists of two homeowners' dues. Fees from houses in foreclosure are being billed to the bank of holding and collected at closing.

Our expenses year to date: \$35,255.67.

Improvement funds for green spaces should be distributed to ALL spaces.

Rodney Barnes has been volunteering to mow all the drainage areas, saving us some money.

We are charged \$500 three times a year by our current landscaper to mow the out lots.

Question ask if out lots were receiving weed control chemicals.

New Business:

Should we vote to amend covenants? Yes.

Looking for homeowner input, please email board with suggestions.

67% have to agree to covenants' change

The covenants will stay the same until legally changed.

Covenant concerns:

Current covenant violations-how will they be handled?

Hasn't been a lot emphasis on bad looking

Town is in charge of enforcing the vehicle on street for 72+ hours.

More positive approach needed

Haven't been enforced consistently for the last 10 years, so...

Will send out 'Intent to Enforce' letter

Need to respect neighbors and use common sense

Should we recall current members of the board? No.

David Golden, current board member, will remain on board.

Should we re-appropriate terms? If HOA has Bylaws regarding this, they should be followed, although the by-laws can be changed by the board alone.

Vice President move up to President in the rotation?

Should we elect officials today? Yes, with rotation of 1, 2, 3 year terms to begin with. Thereafter, new directors will serve three years.

How many directors on the board? 5.

Guidance for the new board:

- Architecture Control will be governed and take direction from the board.

  - Volunteered to assist: Dave Wailes

- On HOA website, the email needs to be obvious

- Regularly scheduled board meetings

  - Purchase sign for round-a-bout to remind homeowners

  - Post schedule on website

- Meet in a public place

- Follow Robert's Rule of Order

  - Simplified version available for review

- Renounce reclusive behavior immediately

- Call special meeting to fill vacant director spot

Motion made to follow the above recommendations summarized below:

1. amend/revise covenants
2. begin to enforce covenant violations with an 'intent' letter
3. do not recall current board, but retain David Golden and elect new directors today
4. maintain 5 directors
5. guidance provided will be adhered to

This motion was seconded and passed.

Homeowners should contact the Board of Directors through the following venues

- ONLY:
1. Email through the HOA website
  2. Phone number on the HOA website
  3. Post office box

Guidance for new board: Auto response on email, to confirm receipt  
Form letter response of letter received  
Letterhead for all correspondence

Election of Directors

Motion to elect directors and set terms today was seconded and passed.

Directors will start today, but terms will last from the start date of January 2010. The following directors and terms were selected through individual nominations and motions passed:

Three year term, ending at annual meeting 2012: David Golden  
Jana Johnson

Two year term, ending at annual meeting 2011: Rodney Barnes  
Lynn Cunningham

One year term, ending at annual meeting 2010: Roy Moore

There will be no election at the annual meeting 2009.

Discussion of possibly hiring a Management Company:

Cost of about \$10,000/year

Duties-drive through once a week/pay bills/take heat off of board

Rather than allowing MC to decide what vendors do what, board should have input

At annual meeting, Amanda will bid for her services.

2010 budget discussion will occur at the annual meeting.

General Comments:

Sidewalk moving to join up with church's -\$1500 already approved

CSU-drawn landscape plans for main greenbelt-\$600 paid

Roundabout looks great!!! Thank you to Bev Gosh and others!!!

Annual clean-up day needs better attendance

Meeting adjourned at 11:35am.