

THE LANDINGS @ PODTBURG VILLAGE
ANNUAL MEETING
November 13, 2007

Board members present: Pat Lacy, Roger Howell, Kathy Gibler, Lynn Cunningham,
Brent Shafranek and Sheryl Ballard

Board member Jeff Spath was absent.

The meeting was called to order at 7:08pm at Java Jams. The minutes from last year's annual meeting were approved.

Treasurer's Report:

CD# 8501050	4.36%	\$2,255.05	Money Market Acct:	\$6,855.02
CD# 8501370	4.36%	\$2,281.14	Small Business Acct:	\$3,205.00
CD# 8501397	4.36%	\$2,257.51		
CD# 8501489	3.07%	\$2,234.63	Accounts Receivable:	\$7,123.34

Pat, BOD President, gave a brief summary of the BOD's accomplishments and goals:

- Dismissed Falcon Property Management
- Changed lawn maintenance vendor
- Website
- Attempt to get control of financials
- Attempt to get more people involved in our community

Discussion regarding summary:

Legal team behind Falcon? We have retained Bruce Fickel, Esq., the same lawyer that Falcon used.

If we are not paying for a Property Management company, will our fees change?
This decrease in expenditures will only postpone fees increase.

Why dismiss EMT from maintenance, when they were familiar with system?
EMT is a Falcon subsidiary and we wanted to make a clean break. EMT also had a high turnover rate and our water bill was increasing because of inadequate sprinkler system repairs.

Why are we going broke? With foreclosures, we are only able to collect back six months fees, and foreclosures are at an all time high. With new homeowners coming in, we anticipate getting a better handle on the money. Also, homeowners are just not paying. With the aid of our attorney, collections will be addressed immediately after 30 days, and legal consequences will follow.

Could we generate income from a fenced storage area by the gas well? No, we cannot build within 100 feet of the well.

We are not unique, other subdivisions are attempting self-management. There is much talent in Podtburg Village and the support of all homeowners is crucial for our success.

Explanation of new financial procedures:

All checks and bills are sent to the PO Box.

Treasurer-Kathy picks up mail, then deposits checks and forwards this information to Brent.

Brent credits homeowners' individual ledgers (specific to address) and compares bank statement with deposits.

After BOD's approval, Treasurer pays bills with checks that require signature of Treasurer and President.

Charlie Schlagel, an independent accountant, will review books and do taxes at year's end.

Discussion regarding financials:

Has BOD considered issuing a letter to delinquent homeowners before turning the account over to the attorney? The BOD would prefer not to be involved with the legalities of collecting delinquents.

If a homeowner is unable to pay \$200 every six months, can payments be made? This can be evaluated on an individual basis.

If a homeowner contacts BOD regarding a payment plan, can there be one in place that will be offered? Motion was made and seconded, but tabled for the next BOD meeting that an amortization plan be in place for these occasions.

Old Business:

The culvert and ditch problem-water from the farmland on the SW side runs into inadequate ditches and floods. The final culvert running to the highway 60 ditch has been removed because it was too small and needs to be replaced. The ditch was cleaned out and will need to be cleaned out again next year. We are responsible for the correction and when the time comes for the work to be done, Ray and Bruce will be available to help!

New Business:

Budget discussion:

Lynn has constructed a very tight budget for the coming year.

Lawn maintenance on the edge-just enough money allotted to accomplish the most basic tasks. Jerry has generated copious amounts of sprinkler system information with the intent of working with maintenance to improve efficiency-the ultimate goal being a decreased water bill.

Telephone and PO Box expenses have been added.

Saving money on the website, now being maintained by Brent

Without majority present, budget is ratified.

Committee for change:

Brent and Lynn, spokesmen for the committee, have attended all BOD meetings this past year.

Goals are being re-adjusted for the next steps

At this time, no formal actions going on

C for C's goal was to move forward and this has been accomplished

New lawn service:

JC Landscaping-local, other clients are Rolling Hills and Carlson Farms
If this vendor isn't satisfactory, they will be replaced.
JC is willing to work with our budget constraints
Meeting planned in spring to discuss re-nozzling and year goals
JC has worked well with Jerry to resolve problems quickly and efficiently
Preference for local vendors and those that show pride in their work
Other bids were obtained, but not within our budget

Current covenant violations:

Many neighbors are violating established covenants
Want to be open-minded about boat/campers in driveway, but it is stated
in the covenants that they must be abided by until they are formally
and legally changed
For now, every 72 hours vehicles must be moved or letter will be sent and
fines will be assessed.
Everyone knows the rules, we should abide by them
It is up to the BOD to enforce, but at the present time, the BOD is
overwhelmed with the logistics of self-management and
preservation, so enforcement will begin January 1, 2008.

Committee Reports:

Sprinklers/Jerry Gosh, chairman: has recruited two helpers and has
detailed sprinkler areas and times.
Covenants/Bruce Pennington, chair: has re-typed covenants implemented
by the state, but needs help to type in the remaining 34 pages
(received verbal from Dan Yost that his wife would type pages 1-
17, and Tom will type in pages 18-34).
Part of new state laws allow some covenant changes with 75%
approval, but some cannot be changed without individual mortgage
company notification and opportunity to negate. The lawyer will
be consulted for particulars.
Trees/Roy Moore, chair: Dan will help
Will not spend any more money on trees until present ones are
established
Future trees will be chosen with more forethought.
Rules & Architectural Control/Dan Yost, chair:
Possible land acquisition through easements
12.7 acres of outlets
Could decrease by 4.2 acres of easements
Issues with houses that back up to main greenbelt
Possible xeriscaping of main greenbelt
Walkways, islands, basketball courts
North Podtburg Circle wants easement-all agree
Must be surveyed
Real Estate Liason/Sheryl Ballard:
Contact RE agent, consult with Brent
Website/Brent Shafranek:
Should overdues be posted?

Include: covenants, articles of incorporation, by-laws, BOD
meeting notes

Financial page will be password protected

Brent has username and passwords

Nominations for new board member:

Brent-declined

Ernest Cargill (Skip)-nominated and accepted.

Open Discussion:

Community BQ

Snow discussion-city responsible for streets

Meeting adjourned at 8:50pm.