

**Minutes of the Annual Meeting**  
**Legendary Hills Homeowners Association**  
**October 21, 2004**  
**Liberty Christian Church**

President Steve Leonard called the meeting to order at 7:00 p.m.

All present introduced themselves. (Names of those present attached to these minutes)

Minutes of previous meeting(s): Since no printed copies were available, no action was taken on previous minutes. Whoever wants them may receive copies.

Reports:

- 1) Maintenance by Hap Gillespie  
Hap explained the road work to this point. A “cracker” will come to fill other cracks later this fall. \$35,000 was borrowed from KeyBank to finance the work, at 8.5% interest over 60 months. Comments about the work were very favorable.
- 2) Architectural Control by Wendy Jensen (for Chair Carolyn McNeely)  
New homes approved for Hermann Nann and Max Piercefield. Hermann stated that he would be submitting some changes to the committee for approval.
- 3) Finance by John Peet (interim Treasurer since the resignation of Tim Spears)  
Presented the 2005 budget. (Attached)  
The Board anticipates that there will be enough money for the winter.

John Peet also proposed getting the waterfall back in working order for the coming Spring. He and Bruce Hayden have gotten estimates of \$1,500 (volunteer labor) to 5,000 (hired workers). He stated that the “pond” would need to be dredged and provision would have to be made to cut down on vandalism. Hermann Nann made suggestions for pump size, due to the vertical rise of the water. He stated that a smaller main would reduce the pressure needed. He volunteered to do the calculations for the project.

Steve Leonard said that the HOA will go into the winter with about \$10,000 on hand. In response to a question about the 2003-04 snow removal season, he responded that about \$4,900 was spent.

John Peet asked about using cinders to provide traction on the roads; both Larry Patrick and Mike Duncan responded that cinders had not worked in two other area subdivisions.

Unfinished Business:

John Almon thanked the Board for having the mowing done as it was for the 2004 summer; Steve responded that he was unhappy that Mr. Hacker did not pick up the trash prior to mowing, as stipulated in the contract. Discussion followed about people throwing out trash on the entrance road.

Information was requested about the status of the Rockmasters case. Steve said he would ask Wil Spaulding to let people know what is happening now. Wendy Jensen asked if Rod Bray

could now represent both Legendary Hills HOA and the city, since the city is included in the lawsuit.

New Business:

It was moved by John Almon and seconded by Bob Heidenreich to add John Peet to the Board of Directors. Motion carried. There being no other nominations for the Board, Steve Leonard and Larry Patrick will continue to serve.

Steve stated that the HOA is being asked to provide ONE representative to serve on the I-69 project Advisory Committee. Steve suggested that we send someone to the Nov. 10 meeting to get information, then meet again. John Almon volunteered and was accepted as our representative.

Mike Duncan brought up a concern from our last meeting about the problem of the Flanagan's property and asked if we could get to work on putting specific covenant restrictions in writing. Larry Patrick reported that the Board had finally given permission for construction of the garage, but that the house has now sold to a different buyer. Steve asked for volunteers to serve on the Governance Committee (to work on specific "rules" for the subdivision). Gary Jensen and Mike Duncan volunteered to serve with Susan Leonard, who was already on the committee, since the other two committee members had resigned (Brenda Ellis and David Sutherlin). Openings remain for anyone who is interested.

Miscellaneous Discussion:

Waterfall: Hap Gillespie said it was time for us to come together and have fun raising money for the waterfall. Wendy Jensen was concerned that Mike Wolff would need to sign off that whatever we put at the waterfall belongs to the HOA. Mike Duncan emphasized the need for a quitclaim from Mike Wolff. Steve Leonard stated that Mike has agreed to this, and that the common areas need to be included. The Board will need to get the legal description of the property and Mike's signature. Other waterfall concerns included a new timer to manage the power usage and disposal of the wooden box, which has fallen apart. Tom Hobbs was concerned about Mike Wolff's reaction to the HOA doing something on his property.

Snow removal: Wendy Jensen asked if it would be possible to bring the road to the top of the first hill into county compliance so they would take over snow removal.

Meeting adjourned at 8:15.

Respectfully submitted,

Susan Leonard

HOA Members present at October 21, 2004 Annual Meeting

Forest and Kathy Rawlins  
Bob and Chris Heidenreich  
Larry Patrick  
Charles and Ramona Cress  
Thomas and Jacqueline Hobb  
Sally Craig  
Hap and Ginny Gillespie  
Wendy and Gary Jensen

Hermann and Judy Nann  
John Almon  
Mike Duncan  
Cheri Nelson  
Mike Sinn  
Dave and Ginny Powell  
Steve and Susan Leonard  
John Peet

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