

**Minutes of Legendary Hills Homeowners Association
Annual Meeting
November 30, 2006
Morgan County Public Library**

Pres. Steve Leonard called the meeting to order at 7 p.m., and introduced himself, V.P. Brenda Ellis and Sec/Treas John Peet.

All other attending introduced themselves (list attached).

Minutes of Nov. 05 meeting were distributed. Motion to approve by Jim McNeely, second by Susan Leonard. Passed.

Reports:

Pres. Steve reported on Maintenance:

- The gate was recently damaged by a driver living in the subdivision.
- Cost of repair was covered entirely by the driver's insurance.
- Steve shared his conversation with Mike Wolff about getting rid of the gates instead of repairing them. He explained the road's status to those who were not aware of Mike Wolff's ownership of the land at the entrance and our easement of 25 ft. per side of the road.
- Steve also reported on conversation with the paving company that did our last job on Legendary Dr. He asked them for an estimate of preventing the ice dam from forming near the front gate in winter. The bid was \$30,000.

A question was asked about filling in the drainage along the first hill, which has gradually filled up with sand over the years.

Carolyn McNeely reported on Architectural Committee activities. Three request were made since the last annual meeting and all three were approved. She asked for additional people to sign up for the committee, since she has trouble getting responses from the members when they have a request to consider.

Steve passed around the committee sign-up sheet and explained what each committee does.

John Peet went over the financial reports.

- He is hopeful that the HOA can afford the next paving job without needing a loan. Steve mentioned that sealing the roads during summer 2006 was a positive for maintaining them. The next project will have to be paving of Deer Lake Dr. within the next 2-3 years.
- John asked for members to eliminate some expense by allowing their bills to be emailed.
- A few are behind in payments to the HOA. The largest bill is due on an unimproved lot. He plans to file a lien on the property.
- A question was raised about money not yet in by Oct. 31. Could people make an automatic payment from their checking account? Kim Hobbs offered to help organize this. Jim McNeely suggested a newsletter telling everyone how to make the payments.
- John Peet stated that we can foreclose on a lien once it's been in place for one year.

John Almon reported on the I-69 Advisory committee. Legendary Hills is at the junction of Sections 5 and 6. The committee has not met for 1 ½ years. The next meeting will be held after the first of the year. Toll road discussion has slowed down the process. John feels there's a good chance of an interchange at Liberty Church Rd., but Rt. 39 widening and the Rt. 39 interchange will also affect

placement of the next interchange south. He suggested HOA members check www.I69indyevn.org or call 812-355-1390 with their questions and concerns. The plan is to start work in 2008.

Unfinished Business:

Jim McNeely brought up the waterfall. Bruce Hayden has a pump, electrical and piping need to be redone. Steve asked those interested to sign up for the Maintenance Committee. Brenda suggested taking donations. John Peet suggested a garage sale. If everyone gave \$25-\$30 it should help. Bruce says \$2,000-\$3,000 is needed since he already has the pump. It was suggested that a thermal relay could be installed to keep the pump from overheating, due to soap, etc.

The gravel pit on 37 north of Legendary is up and running.

New Business:

A suggestion was made to start a website for the HOA. New resident Jim Warner volunteered to work on one.

A question was asked about wireless Internet. Steve Leonard said that SCICAN offers it for \$550 for the equipment and \$39 per month. Several residents are using this service currently.

Steve asked for volunteers or nominations for the Board of Directors. John Peet is willing to continue, but Brenda Ellis is planning to move to Illinois. John Almon was nominated. Brenda moved to elect John Almon, John Peet and Steve Leonard. Seconded by Hermann Nann and passed.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Susan Leonard
Secretary pro tem

Members present:

Brenda Ellis
Steve & Susan Leonard
Jim & Carolyn McNeely
Nancy Sinn
Charlie & Sue Stillions
Joe & Cheryl Tallent
Bob & Chris Heidenreich
Bob & Norma Kenney
Jim & Bonnie Warner
John Almon
John Peet
Brad Piercefield
James & Jamie Black
Forest & Kathy Rawlins

Bill & Kim Hobbs
Ken & Carol McVey
Hermann & Judy Nann
Ken Drexler

The following indicated interest in the waterfall:

*Jim Warner	352-9389
*Ken McVey	349-2243
*Hermann Nann	349-0867
*James K. McNeely,	342-5994
*Ken Drexler	352-0305
*John Almon	349-9984

8/11/2007