

Minutes*
Legendary Hills HOA Board Meeting
Peet residence, 1248 Deer Lake Court
February 3, 2006

Steve Leonard called the meeting to order at 7 p.m.
Present were Steve, John Peet, and Brenda Ellis.

Finances:

Steve passed out the most current financial update from Alice Worley. Currently there is \$9,000-\$10,000 available. He said he would not feel comfortable until there is a \$20,000 balance on hand.

John--there are always emergencies and we need a lot of money on hand.

Steve--Road sealing cost \$3300. A bid of \$6000 came in from someone who measured all the cracks. Steve consulted with Charlie Sinn, who had visited the company (\$3300 bid) and was impressed with their equipment, etc.

Trees:

Steve--had planned to get a quote on clearing the first hill and looking at the tree behind Heidenreich's—coming through pavement

John--problem root could be cut instead of the whole tree behind Heidenreich's house. Would a company be interested in the tree that would come and cut it?

Steve & Brenda--didn't think a company would come in for just one tree. Brenda had just received something in the mail about looking at trees on her farm for harvesting and **will try to find it.**

John--wants to call around to see if someone would take it. It might be cheaper to fix the pavement than to cut the tree. **He will look at it.**

Steve--the rest of the trimming is on the 2nd hill. It might be good to clear the fencerow along Maxwell's property. There is a dead tree hanging over the road.

Brenda--old office and its property?

Steve--it is a non-platted property--would like to get the area across from it cleaned out and to clean out the area on the first hill to get more sunlight on the road—would help to melt snow and ice.

All agreed to proposal to clear out along Legendary Drive.

Pond:

Steve--pointed out the amount proposed on the agenda. Steve Collier wants to have dye used to reduce vegetation.

John--can we find out whether the pond company is trying to charge sales tax on labor.

Steve--they come every 2 weeks starting in April.

Brenda--pond looked good last summer, when it was being treated.

John--any rules about swimming?

Brenda--snapping turtles in the pond--swimming is not a good idea.

Steve--Steve Collier wants to buy more fish for the pond.

Steve--could **have a sign made that says "Catch and Release Only."** Bob Kenney would probably make it & it could be hung on the shelter.

Brenda--knows someone else who could do it—she had talked to Dan Poynter about rebuilding the shelter, and he "didn't say no."

John--would like to build a tennis court at that location.

Steve and Brenda—not level enough.

Steve--would like to have a larger shelter built that would encompass the concrete area.

Mowing:

Steve—received new bid and no desire to change. Matt has been picking up the trash and will continue for same price as last year.

All agreed to have Matt continue.

Snow:

Steve--doesn't think Legendary is first on Perry Richardson's list any more.

Finance in general:

Steve--we're paying a lot for bookkeeping services. Alice is willing to work with someone here and to check the books periodically.

John—has anyone volunteered.

Steve--no one has responded to him

John—what is time commitment.

Steve—involves sending bills, making deposits, sending reminder bills, responding to title companies, filing annual Business Entity report

John—probably worth the money

Steve—something to look at if we get into financial bind again.

Lien on Thomas property:

Steve—no fees have been paid by the property.

John—will try to find info on Thomas and see if he's paying taxes.

Steve—will **send John an email with the file on liens**

John & Steve—lien on Fields needs to be released

Brenda—**will figure out how to do it and let Steve know**

New signature cards:

Steve—John's is the only name on the current card, and 2 are required—gave John and Brenda forms to fill out—Steve and John have been signing the checks for Alice's monthly paycheck

John & Steve—perhaps an automatic payment could be set up as we do for the electricity—Steve **will look into it at KeyBank**

Light at Entrance:

Steve—saw that light had been removed—company didn't know why—put another one up, but intensity seems lower—said he would **check on it**

Quit Claim Deed:

All agreed that this needs to be done

Steve—Alice has a spreadsheet that shows all the pieces and she pays the taxes—Mike Wolff agreed to sign a quitclaim--hasn't been pursued—would like to get control and the ability to get him ___ Collier to pay for road use and mowing.

Brenda—has he refused to join the HOA?

Steve—Yes

John—house is in violation of Covenants—incomplete—bank won't give any more money on it

Brenda—need to **work on quit claim deeds with Mike Wolff**

Governance Proposals:

Steve—What should be done with the proposals from the committee?

John—what are the pressing issues—people are concerned about being told what to do

Steve—hard to deal with an issue when people are already doing what others want to ban or restrict

John—sale of property can negate something that is on the property

Brenda—doesn't feel comfortable unless there is a vote on whatever changes are proposed & once they are approved, they are the rules

Steve—we want the neighborhood to look nice and keep up the property values—what hurts values?

John—deferred maintenance—no one wants live next to it, or to cars on blocks, etc.

Brenda—organized neighborhoods are set up to keep up values

John—what about his non-concrete driveway—nothing in Covenants to demand a concrete driveway—what happens if he puts in asphalt—doesn't want the high price and taxes that he will have if he puts in concrete

Steve & Brenda—nothing in Covenants about concrete driveways

Steve—what does the Board want to do with the proposals—committee spent a lot of time on them, and people discussed and responded

Brenda—want to think about changes and not leave them in limbo

Steve—Susan will **send the “ballot” and Rod Bray’s suggestions to all & we’ll discuss next time**

John & Brenda—Board can decide what to have people vote on and propose—also take the ballot around to everyone to get their support

Election:

Board elected Steve as President, Brenda as Vice President, and John as Secretary-Treasurer

Next meeting:

Friday, May 5, 2006 at Brenda's

Adjourned at 8:30 p.m.

Respectfully submitted,
Susan Leonard

*Decisions are underlined, **commitments by someone to take action are in red**—See Below:

Summary of Action Commitments from February 2006

Steve—Have clearing done along both hills on Legendary Dr.

Have a “Catch and Release” sign made

Confirm Matt's contract for mowing

Send John the file on liens

Look into automatic monthly payment to Alice

Check on intensity of new light at entrance

Susan—send the “ballot” and
Rod Bray's suggestions
to Board

John—Look at tree behind Heindenreich's

Brenda—Try to find flyer from company that wanted to harvest trees from her farm

Let Steve know procedure for releasing lien on Fields's property

Look into Quit Claim deeds