

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 11th FEBRUARY 2010

MINUTES

In attendance:

Jim Sieme
John & Dawn McDonald
Neil Bradshaw
Rocco D'Aprile
Han Hills
Mike Peacock
(apologies Dean Webb & Wyndi Hills)

The meeting was convened at 7:37PM.

Presidents Report

Property Upkeep

It was noted that several properties had long-standing upkeep issues and Jim had contacted these to further notify their obligations for property maintenance.

Jim reported that he had contacted the Mailbox Co. and discovered that the prices for mailbox repair options were as follows:

\$163 for replacement of base only.
\$232 for replacement of entire mailbox plus post.
\$35 for the metal mailbox unit.

It was felt that in some cases we were reaching the point where we must go ahead as an association and then bill, providing proper notification rules were complied with.

In two cases, letters of notification had been returned from owners living outside the community. Alternate addresses were acquired and these letters would be resent.

Lanscaping Issues

The landscapers have yet to return a contract as requested but this is being chased.

There is an issue with Hawthorns in need of comprehensive overhaul. The current landscapers have given us a provisional quote on this but it was agreed that alternate quotes and advice should be sought and the board could then evaluate what action might be best overall for the community landscape.

Treasurers Report

The treasurer reported that the balance at the end of January was \$2469.35 with \$3003.76 in the money market account, but that with bills up to the point of the meeting the actual amount remaining in the checking account was \$1224.35.

Overdue HOA Dues

There are still properties that have ongoing issues with outstanding dues. In the worst case a lien is already in place some discussion was had about alternatives to collect on these, though no solution beyond liens has yet been reached by the board.

Assessing the Number of Renters in the Community

It was agreed that the treasurer in concert with the architectural committee would work to establish the exact number of rentals in the community.

It was felt by the board that there was no way to limit or control the percentage of rentals without a full resolution to all members to amend the bylaws, which is not proposed at this time.

It was felt that we should more strongly insist that owners living outside the community MUST keep the HOA informed of their current contact details.

Welcome Committee

There was no news from the Welcome Committee at this time.

Architectural Committee

The spring review is due to take place in March and it was agreed that Rocco would act as a double check to the data gathered to ensure maximum possible accuracy before the notices go out.

It was strongly felt that enough latitude had been given to non-compliers and that, following this review, rules and penalties should be rigorously enforced and that notice of this should form part of the Spring newsletter.

Newsletter

This will comprise elements on the dues process, address verification and the Spring property inspection process. It was felt that newsletters should be mailed to owners living outside the community to keep them informed as fully as possible of local developments and issues.

Next Meeting

The next meeting will be held at Rocco's house, and is penciled in for early April.

The meeting was adjourned at 8:40 PM.

Minutes compiled by Han Hills, Association Secretary.