

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 11th MARCH 2009

MINUTES

In attendance:

Jim Sieme
Mike Peacock
Dean Webb
Neal Bradshaw
Wyndi Hills

Regrets:

John & Dawn McDonald
Rocco D'Aprile

President's Report

Jim will be contacting Lauren Stoltz of the Finance Committee to undertake a review of the books for the past 6 months.

Jim has been liaising with our insurance agent to make sure that our policy is providing the correct amount of coverage for the optimum price. An "Employee Dishonesty" clause has been added to our policy to indemnify the Board as a whole in specific relation to financial matters as required by the Bylaws.

A new contract has been signed with the Pond Maintenance company. Fees will remain at \$135 for 2009 with an increase of 3% each January following.

Repairs to the lighting at the front entrance are currently being planned. Our neighbor Greg Lawrence who owns Blue Sky Electric has generously offered his time and labor free of charge for the repairs. We should know the cost of supplies in a week or so.

Treasurer's Report

Bank balance as of 3/11/2008 \$1871.47.

There are still 15 households that have outstanding dues.

Board members are liaising with the Treasurer to make sure that all properties for sale are either paid up or that the real estate agents are notified of outstanding amounts owed to the HOA.

Invoices for 2009 dues that come due on April 1st will be mailed out in the next few days.

Welcome Committee Report

The new renters, Harold, Tina and Cassie, at 4520 Alder Ridge were welcomed to the neighborhood.

Expecting a flurry of activity when the houses currently on the market begin to sell.

Architectural Committee Report

Applications are expected soon from residents that are having sun rooms added.

Checklists will be completed mid to late March.

Follow up on violation notice already issued.

Community Watch Report

No report as John McDonald was unavoidably absent.

Miscellaneous Notes

A Block Party Committee will be formed to coordinate plans, supplies and food for a community cookout instead of a catered meal. This will save money for the Association.

The Block Party will be voted on at the next members meeting.