

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 13th APRIL 2010

MINUTES

In attendance:

Jim Sieme
John & Dawn McDonald
Dean Webb
Rocco & Anne D'Aprile
Han & Wyndi Hills

The meeting was convened at 7:30PM.

Presidents Report

Two properties, a rental and a vacant property had minor upkeep issues. The common area has undergone some development and changes as a result of plant lifespan. There is still some significant work that needs to be done to maintain these areas, but it was agreed to postpone this for inclusion in next year's budget.

Treasurers Report

As of April 13th the balance held was \$4421.55 with around a dozen further dues checks to be deposited by the end of the week.
The current expense total so far this year is \$3506.78.

Overdue HOA Dues

Dues invoices have already received an excellent response, far exceeding previous years. Not including checks awaiting deposit the total outstanding is \$6102.39. There is only one homeowner with very significant overdue issues. It was agreed that we wait until the expiry of the current year's payment period on June 30th before taking further action in that case but that we would then pursue all outstanding dues to the fullest extent of our capabilities under the law.

Rental Properties

Although we have had some problems collecting from the owners of rental properties in recent years, this year has seen the situation much improved. It was agreed that the Treasurer would pass the Secretary the names and addresses of owner's living outside the community so we supply them newsletters by post and keep them apprised of local news and issues.

Welcome Committee

We have two new households in the committee and both have been welcomed by the team.

Architectural Committee

There is a community walk through planned for Saturday April 17th. This will then be doubly confirmed by another board member not on the committee to keep assessment standards fair and balanced.

At that point letters and lists will be sent to homes needing attention.

One property requested permission to remove several older trees and erect a substantial addition to their property. This had been evaluated and approved by the committee.

It has been noticed that some seemingly permanent advertising signs have appeared in community gardens. While it is acceptable and even encouraged to display company signs for the duration of work undertaken on a property, permanent placement of such signs is in contravention of the by-laws.

The Alligator

The newest alligator has vanished from the pond and evidence and reported activity points to poaching. The president had contacted the state authorities to ascertain our position.

The removal of any alligator by any unofficial parties is an illegal act, punishable by noticeable fines. Additionally, after removal, the area will almost certainly attract another alligator to fill the gap in the environment. Removing an alligator from the retention pond is therefore both illegal and futile.

It was resolved to place another reminder in the next newsletter, with the addition that community watch had been made fully aware, private cameras are going up around the area, and that anyone caught interfering with any alligator in future would be reported and face the fullest prosecution.

Vandalism

The trash can by the entrance has recently been destroyed and many azaleas have been damaged. It was agreed that we would place a notice in the next newsletter asking residents and their visitors to watch their speed and that we all remain vigilant for vandals within the community.

Vandalism damages the appearance of the community and has an adverse effect on property values, so this issue is of interest to us all.

Annexation

It looks increasingly likely that the annexation of Silva Terra and Linden Ridge may move forward in 2012 with an effective date of 2013. Our area is very high on the target list. Current estimates are that it will raise property taxes by \$650 to \$700.

The board will continue to investigate and monitor this issue and keep homeowners fully apprised of developments and possible action they can take regarding this matter.

The Retention Pond

The overflow area has an infestation of roots and the spillway between the little pond and big pond has developed leakage. The board is obtaining quotes to fix these problems.

Yard Sale

The next yard sale will be held on the morning of April 24th.

Next Meeting

The next meeting will be held at John and Dawn's house, and is penciled in for June 10th. It was agreed that meetings be moved to Thursday for greater convenience.

The meeting was adjourned at 8:25 PM.

Minutes compiled by Han Hills, Association Secretary.