

# **LINDEN RIDGE HOMOWNERS ASSOCIATION**

## **BOARD MEETING 14<sup>th</sup> APRIL 2009**

### **MINUTES**

In attendance:

Jim Sieme  
Mike Peacock  
Wyndi Hills  
Dawn McDonald

Regrets:

John McDonald  
Rocco D'Aprile  
Dean Webb  
Neal Bradshaw

### **President's Report**

A cursory audit of the accounts is to be completed by Lauren Stoltz and the Finance Committee.

Tax returns for the Association need to be filed by May 15<sup>th</sup>. Due to the complexity of the non-profit forms due to the IRS, an accountant will be hired to undertake the work and filing.

Jim requested that a recurring feature in the newsletters be an update on the annual budget with the year to date expenditures for each line item detailed.

### **Treasurer's Report**

Bank balance as of 3/31/2009 \$4802.99.

Dues from past years that are still in arrears stand at \$1027, which demonstrates a vast improvement over the past few months.

Dues still outstanding for 2009 are \$7240. (Several checks were handed over to the Treasurer at this meeting which, of course, would reduce this number by several hundred dollars.)

### **Architectural Committee Report**

Applications for the addition of a back yard shed, a garage renovation and a sun room addition have been approved.

Review of the neighborhood checklists were delayed from the expected mid-March date but are expected to be completed this week.

### **Community Watch Report**

No report as John McDonald was unavoidably absent.

### **Common Area Committee Report**

On March 29, 2009 the Common Area Committee met with the owner of 203 Hedingham Lane at the common area site.

The purpose of the meeting was to let the homeowner know what the Board of Directors of Linden Ridge Homeowners Association was proposing. That we would like to start the process for procuring a portion of his lot. Starting from the present boundary, 75 feet along the fence line and 75 feet along the street line. This would be approximately 6,142 square feet. It would leave his lot at approximately 8,358 feet.

We emphasized that the dimensions were negotiable. That any agreement would have to be approved by the Board of Directors and the majority of the Association members.

Also, I mentioned that no monies were budgeted for 2009 so that probably no action could be taken until next year.

My impression was that he is interested in negotiating a deal, that he would talk to “his people” and give us an answer sometime in the future.

He also said he would sign a waiver if we wanted to use his property for the block party.

(Report prepared by Jim Sieme)

### **Block Party Committee Report**

The committee has not met as yet but the Board decided the common area is the best place to hold the block party, for several reasons: it is more convenient, liability insurance is in place, persons wishing to have adult beverages do not have to drive to return home, it enables us to have an inflatable (bouncy castle) generously donated by our neighbor Chris Barrett and it provides an opportunity to show homeowners the current and proposed boundaries of the common area.

The Block Party is scheduled for May 16<sup>th</sup>. More details to follow.

### **Miscellaneous Notes**

Lighting for the front entrance sign will be purchased by the Board and will be installed by resident Greg Lawrence. This task will be completed as soon as possible.