

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 10th JUNE 2010

MINUTES

In attendance:

Jim Sieme
John & Dawn McDonald
Mike Peacock
Rocco & Ann D'Aprile
Han & Wyndi Hills

Apologies:

Neal Bradshaw, Dean Webb

President's Report

The Crepe Myrtles are now in place on the common area along with accompanying flowers.

The Retention Pond spillway is in need of maintenance. We are still waiting to hear a quote on costs but are planning to undertake the work in early 2011.

For the front area at the junction of Linden Ridge and Silva Terra we are hoping to obtain quotes for bush replacement in July. There has also been mention that certain bushes may obstructing the view of turning vehicles and this will be addressed shortly.

Vandalism has recently become a greater issue with the defacement of the entrance sign. The board is meeting with a security firm to discuss possible measures to address this and the recent spate of break-ins, including security cameras and other options. We are in the process of procuring paint for the sign, at which point board members will cover the graffiti damage.

The reward sign is now in place by the retention pond, and we do currently have a small gator in residence.

A few properties, one vacant, have lawn neglect issues and the president is taking steps to address this.

Treasurer's Report

The current balance held in the operating account is \$6972.93 with an additional \$3004.26 in the money market account.

Our expenses for the current year so far total \$4350.

The response to dues invoices in 2010 has been excellent, with the vast majority of

homeowners paying in full and on time.

The full outstanding dues total currently stands at \$2547.39, a great portion of which is owed by a single delinquent homeowner. That homeowner already has a lien placed on their property and repeatedly refused to make payments or payment arrangements. We have contacted an attorney and are now taking steps, either in small claims court or via a foreclosure, to obtain these funds for the association as quickly and effectively as possible.

Welcome Committee Report

Since the previous board meeting there as been no activity by the welcome committee, but we are always looking to welcome any new homeowners to the community.

Architectural Committee Report

Approval for new porch work was applied for and approved for 116 Talamore Court. There are no other outstanding applications at this time.

Inspections are undergoing a final review before the few notices needed go out next week. On the whole, vandalism aside, the community is in excellent condition and we thank residents for their continued hard work in this area.

Newsletter

It was decided to delay the next newsletter until after the August board meeting so we can publish the proposed budget for 2011 and details of the elections.

Other Business

The next board meeting will be held on Thursday August 12th and the annual meeting, with accompanying board elections, will be held on Saturday September 18th at the Myrtle Grove Public Library at 10AM. We hope that many homeowners will want to attend.