

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 8th DECEMBER 2009

MINUTES

In attendance:

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

The meeting was convened at 7:40PM.

Presidents Report

Collections

Jim had looked into the final collections alternative of pursuing a small claims action. The price is \$70 filing and \$15 serving cost.

Dawn, Wyndi and Jim had met in November to go over outstanding dues. Of the five households previously outstanding, one was now fully paid, two others already making payments and only two others presenting further issues.

It was felt that, at this time, that the standard process of liens was sufficient for the purpose of such a small number of collections.

Landscaping

The landscaper had offered to maintain the central island on the corner of Silva Terra and Linden Ridge for an extra \$50 per month (\$600 per year). It was unanimously agreed that we needed to obtain, in writing, a full list of what services would be provided for this charge before any vote could be taken.

It had been suggested that we purchase a plastic cover for the irrigation systems. The costs of such a cover would be \$92 and the board voted against this purchase.

A fence around the retention pond had been suggested but the board also felt at this time that the expense and alteration to the neighborhood did not warrant the change.

Treasurers Report

As of the date we had a checking account balance of \$2925.03 and a savings account balance of \$3001.89.

Year to date the association had made a net loss of \$543.94 and had \$489.91 outstanding dues this year to collect.

Welcome Committee

The committee reported that all known new residents had been greeted but that a further greeting should also be placed in the Spring newsletter.

Architectural Committee

The latest notes to residents had been sent out to households in the last month. There had been two disputes of accuracy and it had been agreed that a second evaluation would take place in these cases. The committee felt that for future inspections all houses should be inspected separately by two different individuals to ensure impartiality and completeness in the reports.

The board and the committee felt it was important to let all homeowners know that 2009 was a year of “education” about the standards which the covenants and bylaws required and that no action would be taken nor fines imposed based on 2009 assessments. This will however change with the first assessment of 2010, due in March. After that assessment, each homeowner will have 30 days to make right any issues before incurring fines. After 60 days from the start of the fine period the board will, in accordance with the rules of the association, have the right and duty to employ a contractor to make right these issues and bill the respective homeowner accordingly.

(There was one single special case exception to the above who would be receiving a letter regarding certain unique issues at the start of January 2010).

There was a single home that had been repossessed in the community and it was felt, if required, that we may need to contact the bank to ensure that the property was maintained in good order.

The meeting was adjourned at 9:00 PM.

Minutes compiled by Han Hills, Association Secretary.