

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 16th December 2010

MINUTES

In attendance:

Jim Sieme
Rocco D'Aprile
Han Hills
Dean Webb
Chris Diehl
Mike Peacock

Apologies:

Melissa Annis
John & Dawn McDonald
Wyndi Hills

President's Report

We have now contracted with the new landscaping company to provide the following for \$450 per month:

37-40 mows per year
Weed Control
Pine Straw
Trimming

With a 30 day clause period of notice if work undertaken is deemed unsatisfactory.

The Landscaping committee are due to meet with the new landscaper to go over the above points in detail on January 8th. The landscaping committee consists of:
John McDonald, Dean Webb & Jim Sieme.

The attorney has made strides in collecting the few outstanding dues payments remaining. Nine overdue notice letters were sent out with the result being 7 paid in full and 2 liens filed.

Treasurer's Report

The yearly expenses to Dec 3rd totaled \$8,141.86 with further expected payments of \$1378.82 legal fees and \$10.76 welcome committee payments due before the year end.

Dues continue to be collected with only a few homes outstanding, many of which have agreed and honored payment plans.

A full accounting of budget to actual will be published online early in 2011.

Welcome Committee Report

The welcome committee continues to monitor the community and it was agreed that where tenants entered the community they would obtain a current forwarding address for the homeowners for communication and billing purposes.

Architectural Committee Report

A round of inspections and notices will be undertaken early in the spring of 2011. It was agreed that trashcan placement was a very low priority and strong consideration will be given to leaving this issue off the next round of inspections.

Other Business

It was agreed that the next board meeting would be held on Thursday February 10th at Rocco's house.