

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 18th MARCH 2008

MINUTES

In attendance:

Jim Sieme – Vice President
Peggy O’Leary – Treasurer
Christy Foster – Member At Large
Han Hills – Secretary
Absent – Dean Webb - President

Treasurers’ Report

Peggy informed the board that we now had \$5683 in the Association account and a further \$1000 about to be deposited.

She noted that those homeowners noted to be significantly in arrears had begun to bring their payments up to date but that there were still five households that had never made payment.

It was confirmed that the invoices for the year 2008 would go out at the start of April, along with a budget for the coming year, and this would then give all households until June 1st to bring their accounts up to date.

It was confirmed once again that those outstanding after this point would face legal action in the form of a lien to obtain all overdue monies and that all legal costs would be added to the funds outstanding.

It was noted that a charge of 18% would be applied to each payment for each year outstanding, in accordance with the articles of the Association.

Other Issues Covered

Lawns

It was agreed that a written specification of the duties of the landscapers needed to be produced and agreed with the contractor and that Peggy would handle this on behalf of the association at some point before the next board meeting.

Sign Repair

As Dean had taken the lead on the repair of the sign at the entrance to the community it was resolved that we would ask him for an update on this when he had this available.

Audit on Accounts

As we were still waiting to hear from the auditor on certain issues such as taxes, Peggy said she would follow this up with the auditing accountant and report back to the board by e-mail. (Peggy has since done this and assured that the audit is in hand and that we are in compliance with all relevant tax requirements at this time).

Dead or Dangerous Trees

Although the majority felt that we could not formally address dead or dangerous trees situated on the property of individual homeowners, it was agreed that we should put a notice in the newsletter warning of these dangers and making a general request of all homeowners that they address this problem if needed before the start of the hurricane season.

Yard Sale

A yard sale is due to be held in the community on April 25th and Jim agreed to have signs in place no later than two weeks before the event or sooner if possible.

Power-washing

It was agreed that we should confirm the current restrictions on power-washing and water use in general and place a notice in the next newsletter informing homeowners of the current situation regarding usage.

Architectural and Compliance Issues

It was noted that the Arch & Com Sub-committee should issue a letter to the unregistered vehicle on Alder Ridge Rd.

A suggestion was made, passed on from the previous meeting of the Arch & Com Sub-Comm. that we set up possible rewards for best or most improved garden in the community as a way of encouraging the highest standards in landscape maintenance. This was rejected by a majority vote as many felt it would foster jealousies and friction between homeowners, especially those who felt passed by for recognition under such a rewards system.

It was agreed that the A & C Sub Comm. should chase outstanding violations and that a notice requesting that homeowners take special care of laws and containment of their dogs.

Block Party – June 14th

Jim mentioned that there was a possibility of obtaining a “bouncy castle” for the event and that he would look into this and report back at the next board meeting.

Clean Up Day – May 17th

Jim volunteered to put together a wish list / work list for this day and that we should make a request in the newsletter for trucks / trailers and chainsaws and tools in the newsletter and elsewhere.

Property Line

It was noted that we should ask Dean to confirm the exact property line placement at the edges of the sub-division so we can be fully certain as to where our obligations for maintenance lie specifically.

The meeting was adjourned and it was noted that the next meeting was due to take place on April 15th at 7PM.

Minutes prepared by Han Hills, Secretary, Linden Ridge HOA