

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 15th JULY 2008

MINUTES

In attendance:

Dean Webb - President
Wyndi Hills – Vice President
Peggy O'Leary – Treasurer
Christy Foster – Member At Large
Han Hills – Secretary

Meeting with the New Accountant

At this meeting the current board met with the new accountant and discussed the requirements of the Association in terms of accounts maintenance and reporting going forward.

The board will not be publicly publishing the name of the CPA we have contracted as, over the past year, certain contractors have suffered harassment by an individual homeowner in the community to the point where several contractors were reluctant to do business with the Association specifically because of the nature of the contact they were receiving from that homeowner, resulting in the board having to seek legal advice concerning harassment by that individual.

If any homeowners have any questions regarding the accounts these should be addressed to the board in writing (or e-mail) and we will, as always, answer any reasonable request as completely and quickly as possible.

The board was extremely impressed with the knowledge and professionalism shown by the CPA and feel confident that she will now very effectively maintain our accounts records, produce quarterly financial reports for the Association, and handle our annual billing in a very efficient manner.

The New Entrance Sign

The new sign has now been installed at the entranceway to the sub-division. A special vote of thanks should go to Dean Web, the Association President, and all those who assisted him in the installation of the sign and the magnificent job he did on the landscaping of the entrance area.

Christy Foster expressed concerns that certain small points of the sign, screw mountings and a small area of paintwork, had not been finished to an acceptable level. It was agreed that any small matters such as these should be fully completed to our satisfaction before final payment was made to the contractor.

The Communal Area

The Association is very keen to develop the communal area on the corner of Linden Ridge and Hedingham. As a first course of action we will need to establish the exact border between communal area and the first property on Hedingham Lane. Once we have this established we can present a selection of proposed development ideas for turning this rocky piece of land into a useful place that will benefit the entire community.

Addition To The Newsletter

An anonymous sign was taped to the new sign the day after it was placed that implied certain things of the board and the Association in general. It was felt that, along with other updates available after the printing of the current newsletter, that this warranted the production of a late edition secondary sheet and the secretary agreed to produce this for circulation.

Meeting was adjourned after approximately one hour.

Minutes prepared by Han Hills, Secretary, Linden Ridge HOA