

**LINDEN RIDGE HOMOWNERS ASSOCIATION**

**BOARD MEETING 11<sup>th</sup> AUGUST 2009**

**MINUTES**

In attendance:

Jim Sieme  
Dawn McDonald  
Han & Wyndi Hills  
Rocco D'Aprile  
Mike Peacock  
Dean Webb

President's Report

Sign lighting repairs have been completed by Jim Sieme. The project came in slightly over budget at \$511.29, but it was seen as a necessary overage since we were able to purchase a secure junction box. Jim also installed an outlet at the sign that will allow us to put up Christmas lights if we wish.

Irrigation system repairs are ongoing. A well driller had to be hired to extract the broken pump. Jim Sieme and John McDonald will be completing the project in the very near future as all parts for the repair are now in hand. Total costs for the year for irrigation repair stand at \$1659.77.

Jim Sieme and Rocco D'Aprile recently went to the corner of Silva Terra and Carolina Beach Road and trimmed and mowed around the brick sign. Plans are underway for cleaning / pressure washing the sign and perhaps touching up with paint to make that entranceway look more welcoming.

Three more accounts have been sent to our attorney for starting the lien process due to non-payment of 2009 dues.

Two complaints / misunderstandings about the architectural committee checklists were resolved by Jim Sieme.

Treasurer's Report

Bank balance is \$8964.98 as of 7/31/09.

Seven homeowners have payment arrangements which thus far are being met as expected. Any homeowners that default on established payment plans will have interest accrued and those accounts may be entered into the lien process.

#### Welcome Committee Report

New residents at 4536 Alder Ridge Road, 4601 Linden Ridge Road, and 305 Hedingham Lane were welcomed to the neighborhood. New residents at 4516 Alder Ridge Road and 4508 Alder Ridge Road are to be welcomed soon.

#### Architectural Committee Report

August 25<sup>th</sup> marks the 30 day mark since the checklists were delivered to homeowners. A second walk around will be conducted at that time and any properties still not in compliance will receive final notices before fines getting imposed after another 30 days.

After some confusion over the checklists, the committee has decided it is best to send checklists to only the homeowners that have problems with their properties.

A few issues were raised regarding improper dog restraint, parking and late night parties which will be addressed by the committee with the residents in question.

#### Community Watch Committee Report

No Report.

#### Common Area Committee Report

No word from Mr. Molina on the prospect of purchasing additional land.

The Board decided that we should look into developing the land that we do have and Dean Webb will be putting together a sketch for landscaping.

#### New Business

#### Elections

A flyer will go out to homeowners in lieu of a full newsletter to remind them about elections and nominating procedures.

#### Tentative 2010 Budget

Proposed expected expenditures for 2010 were discussed. These figures will be voted on at the September meeting. See the attachment at the end of these minutes to see these figures.

## Landscaping – Sign

The purchase of some mulch and some colorful winter-hardy plants was approved to spruce up around the entranceway.

Due to a continually low turnout at quarterly meetings, it was proposed that we go down to one general meeting in September as per the By Laws. This issue will be raised and voted on at the next member's meeting on September 8<sup>th</sup>.

Minutes prepared by Wyndi Hills, Secretary, Linden Ridge HOA