

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 24th SEPTEMBER 2008

MINUTES

In attendance:

Jim Sieme -- President
John McDonald – Vice President
Dawn McDonald – Treasurer
Wyndi Hills – Secretary
Dean Webb – Member at Large
Neal Bradshaw – Member at Large
Christy Foster – Member at Large
Rocco D’Aprile – Member at Large
Mike Peacock – Member at Large
Eric Sadler – Architectural Committee Member
Karen Sadler – Architectural Committee Member
Barbara Sieme – Hostess With The Mostess

Resignation and Appointment

At this meeting the current board accepted the resignation of Han Hills as a member of the Board. Han needed a break from the duties as a Board member and his efforts on the part of the Association are greatly appreciated. Rocco D’Aprile was appointed to fulfill the rest of Han’s term on the Board.

Review of the Bylaws

Since the Board is now comprised of many first time members, President Jim Sieme reviewed the Bylaws that expressly relate to the Board members, with specific attention paid to those that cover the duties of the Executive members.

Appointment of Executive Members

After covering the Bylaws, Executive members were appointed as follows:

President – Jim Sieme
Vice President – John McDonald
Secretary – Wyndi Hills
Treasurer – Dawn McDonald

Contact information for all Board members can be found on www.lindenridge.org.

Treasury Report

On Monday September 22nd, Dean Webb, Jim Sieme and Wyndi Hills went to Wachovia at Monkey Junction to change over authorized signatories on the HOA account. At this time, the HOA was signed up for online banking allowing for much more real time maintenance of our account, as well as reducing any chance for data entry errors into QuickBooks. Also at this time, there was a discussion with the banker about opening a reserve account that has the potential to earn some money, however small an amount. The account balance as of Monday September 22nd was \$6625.31.

Finance Review Committee

Dawn McDonald – Chair
Wyndi Hills
Lauren Stoltz
Jim Sieme

The Finance Review Committee was tasked with certifying outstanding dues and completing an extensive audit. After the internal audit is undertaken, it will be determined if an independent external audit is required at this time. The Board is absolutely committed to addressing all the concerns homeowners have had, and in an open and honest fashion, but it was felt that at this time perhaps money could be saved for an audit prior to the Annual Meeting in September 2009. If you have any thoughts or feelings on this please feel free to contact one of the Board members.

Review Of Minutes

A reading of previous minutes was undertaken to bring new Board members up to speed on topics of concern to the HOA.

New Business

Architectural Committee

It was agreed that there would be a comprehensive statement put out to all homeowners in the next newsletter about the expectations for community standards and home maintenance. It was also established that there would be a policy for notices and violations going forward. The specific subject of unregistered and/or derelict cars was addressed.

Retention Pond

There will be a need to combat tree growth in/near the retention pond in the spring months. If any homeowner would like to donate their time to cut those back and then haul off the debris, that would be greatly appreciated. The issue of a sign for caution about the alligator met an obstruction in the way that the Board was informed that there may have been neighbors that "took care of" Tripod, the neighborhood alligator. As the head of North Carolina Animal Control advised us if you get rid of one alligator another one will appear within a few weeks. Let's all hope that a bigger alligator does not replace Tripod.

Sign

Resident Greg Lawrence has offered to do the electrical work needed to light the entrance sign. It has been suggested that low voltage lighting be used to save energy. We all need to be green, doncha know.

Trash

The trashcan at the entrance needs to be emptied regularly. Rocco has offered to empty this, but we have been tasked to get more volunteers for this service.

Social Committee

This committee was tasked with overseeing all social aspects of the neighborhood from welcoming new neighbors to organizing any and all social events for the community.

Block Captains were proposed as an efficient way to communicate neighborhood wide. In the case of any emergency, Block Captains would allow for the most efficient spreading of knowledge.

Neighborhood Watch

John McDonald is contacting the Sheriff's Department about a Community Watch Program.

Mail

All future correspondence and remittance is to be sent to the Secretary at 104 Hedingham Court, Wilmington, NC 28412. All other contact information for Board members can be found at www.lindenridge.org.

Future Meetings

Board Meeting – October 21st at 7:30 pm at 104 Hedingham Court
Member's Meeting -- November 15th at 10 am venue TBD

Meeting was adjourned after approximately two hours and 10 minutes.

Minutes prepared by Wyndi Hills, Secretary, Linden Ridge HOA