

**LINDEN RIDGE HOMEOWNERS ASSOCIATION**

**MEETING 19<sup>th</sup> FEBRUARY 2008**

**MINUTES**

In attendance:

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

In attendance were representatives of 8 Linden Ridge households.

As 50% of the homeowners were not in attendance a motion was made to temporarily suspend the 50% requirement rule and passed unanimously.

The meeting started at approximately 7:10PM

**Treasurers Report**

Peggy gave a treasurer’s report detailing that the Association current had about \$6700 in available funds and that statements, invoices and budgets for 2008 were in the final stages of preparation to be sent out at the beginning of March.

**Secretary’s Report**

Han gave out copies of the minutes for the previous meeting for review by all present and discussed recent changes and additions to the web site as well as the previously distributed newsletter, both available to be viewed on the web site.

We again asked for input for both web site and forthcoming newsletters and Han noted that Peggy O’Leary had already submitted some excellent information for inclusion.

**Architectural & Compliance Sub-Committee**

Wyndi Hills distributed a written report on the activities of the Architectural and Compliance sub-committee since the last full homeowner’s meeting. A full version of this report can be viewed on the website, but it was noted that reaction to improved enforcement of the by-laws was being positively received by the majority of Linden Ridge homeowners.

It was again explained to homeowners present that power-washing of siding was legal and acceptable to the county by homeowners at the weekend or by a professional contractor at any time, even during the current water restrictions.

Homeowners were encouraged to be pro-active in aiding the A & C Sub-Comm both in reporting issues they felt needed attention, and maintaining the agreed standards of the by-laws.

This report also includes valuable information obtained by the sub-committee, which they felt homeowners would find useful and interesting.

### The Retention Pond

The retention pond is now fully owned by the Association and this has brought with it the added responsibility and cost of maintenance. It was noted that Jim Sieme was in the final stages of reviewing quotes from a number of service providers to bring the retention pond up to the standards provided and mandated by the county and also for periodical maintenance activity once the initial work was completed.

Although the quotes already received for the work ranged from \$2000 to \$8000, the board assured those present that the accepted quote would ensure both that all required standards were met and that we received the best value for every dollar invested. It was noted that, as with previous maintenance given to the sub-division, we would ensure that all contractors were fully licensed and insured.

The final costs of this will be included in the budgets going out to homeowners in March.

### The Entrance Sign

Again it was pointed out that the sign is increasingly in dire need of repair.

Dean showed quote and work specification that he had received from the original suppliers of the sign and it was widely agreed that this was a very reasonable quote to repair the sign panels and supply a renewed structure on which these would be placed. The board will almost certainly be authorizing this work in the very near future, though we will need to ensure we also have acceptable quotes and plans in place at the same time to fix the lighting system and sprinkler system for the sign area.

### Block Party

Much discussion was had about holding a sub-division block party. The general feeling expressed was that this provided an unparalleled opportunity to build community spirit as well as providing an occasion when a much greater majority of residents can meet, gain information about the community and have a very enjoyable time! The budget for this event is predicted to be around \$500-\$750. Peggy explained that, with a substantial population of elderly and small children a tent was required for protection from the elements.

A vote was taken to go ahead with the block party in 2008 and this was passed by a 7 to 1 majority. The block party is therefore now scheduled to take place on Saturday 14<sup>th</sup> June at 5PM on the common area.

A committee is being convened by Wyndi Hills and Peggy O'Leary to co-ordinate the organization of the event, but volunteers are asked for to help with all aspects of this day if possible. More information, and a request for assistance, will be made in the

forthcoming newsletter, and any help residents can offer will make for a better event and reduce costs.

A point was made that the ground should be expected just prior to the event to ensure the area was safe for children and free of animal waste. The block party sub-committee will ensure that this takes place just prior to the event.

#### Possible Benches at the corner of Linden Ridge and Silva Terra

It has been suggested in the past that we might place benches on the corner for children awaiting school transportation. Mr. Neu of Linden Ridge Rd, who has strong knowledge of the school bus routes, noted that the stop has now been moved permanently up to the Ilex junction, so it was the overwhelming opinion of those present that such benches would no longer be needed.

#### The Trash at the Corner of Linden Ridge and Silva Terra

For a very long time the trash can on the corner by the entrance has been emptied by a small group of volunteers in the community. We need to find a better solution, and this is something the board will be examining, to either find a group of volunteers assigned a specific short period of responsibility or another adequate solution.

#### Dues for 2008

The dues payable by each household in the Linden Ridge sub-division for 2008 will be \$120.

It was explained by the board that this decision was taken reluctantly, but in response to the increased costs and responsibilities faced by the Association in the year to come.

The point was made that, in the past, a reason given for a possible rise in dues was the lack of funds available to the HOA due to widespread non-payment in recent years and the resultant shortfall in funds and possible impending legal action to retrieve such monies due.

It was made clear that, although homeowners in general have now become much more responsible about paying the dues they agreed to upon entering the community, and that such issues are less of a problem, increased responsibilities with regards to items such as the pond and sign, and an increase in prices for the services contractors provide, due to factors such as higher gas prices, had ultimately forced the board to reluctantly approve this raise in dues.

Note: On the day of this meeting the price of oil per barrel closed at over \$100 dollars for the first time in history!

As our president Dean Webb noted so clearly, each of the board are homeowners themselves and we work hard not to put up dues as this represents an increased cost for each of us as well. To increase dues unnecessarily would be to shoot ourselves in the foot. The board has the right to increase dues by 20% each year but we work **STRONGLY** to prevent this unless made absolutely necessary by circumstance, as is the case in 2008.

### Dog Ownership in Linden Ridge

Much information about dog ownership had already been given by the Architectural and Compliance Sub-committee, and their full report is available from our web site [lindenridge.org](http://lindenridge.org).

It was noted for the record however that dog owners in the subdivision do have a responsibility to control their animals with respect to other properties and visitors to the community.

Although the current control laws do not effectively address the use of electronic borders it was noted that owners using such technology much ensure it provides an effective control on their pets and, if possible, place discrete signage informing others that such is in place on their property.

Dog owners should read and pay careful attention to the notes in the Architectural Committee report and associated links on the county web site.

### Parking in Linden Ridge

In past months many homeowners have made complaints regarding careless and obstructive parking in the sub-division.

Particular point was made that residents should not under any circumstances park on another property's lawn area without prior permission as this has led to landscape damage. Many homeowner's take great pride and expense in their lawn area and it is unacceptable for others or their guest's vehicles to damage these areas in any way.

Homeowners are reminded that they are responsible for the actions of their guests in the sub-division. All we ask is that everyone remains considerate.

The Association asks that all residents please pay careful attention to the way they park, especially if hosting special events, and many numbers of guests arriving by car.

The communal area is available for parking overflow for any homeowner or resident at any time they have need for such events or eventualities.

The rules of quorum were re-instated and the meeting was adjourned at around 8:10PM.

Minutes prepared by Han Hills, Secretary, Linden Ridge HOA