

Linden Ridge Homeowners Association
Members Meeting Minutes
14th March 2009

In attendance:

President: Jim Sieme
Treasurer: Dawn McDonald
Secretary: Wyndi Hills
Board Member: Mike Peacock
Board Member: Rocco D'Aprile

Regrets:

Vice-President: John McDonald
Board Member: Neil Bradshaw
Board Member: Dean Webb

In attendance were representatives of 14 Linden Ridge households total

The meeting commenced at 10:05 AM

Motion to Suspend Quorum

As a quorum was not present a motion was raised by Jeanette King, and Seconded by Rocco D'Aprile, to suspend quorum. The motion was passed unanimously.

Secretary's Report

The Secretary reviewed the minutes of the last Members Meeting on December 13th (available for view on lindenridge.org). A motion to approve the minutes was raised and passed unanimously).

Treasurer's Report

First the Treasurer reviewed the Profit & Loss statement from 2008 to cover some differences between the copy distributed with the last newsletter and the actual numbers with which the Association ended the year. These differences were noted to be because of a late billed December invoice from our landscaper and because there was one bankruptcy that had been dispensed in June of 2008 for which the Association had to write off dues from past years that remained unpaid.

As of March 11th, 15 households had outstanding dues from 2008 or beyond, totaling roughly \$2000.00 in arrears. Dawn was given several checks at the meeting which, of course, had yet to be posted to the accounts. Several households have already paid their dues for 2009, and much appreciation was offered for their promptness.

Available bank balance as of March 11th was reported as \$1871.47.

A motion was unanimously carried to accept the treasurer's report.

Finance Committee Report

Jim re-read the formal collections policy, which had first been read into the record at the December meeting. This states...

April 1st – Issuing of invoices for that financial year, payable 60 (sixty) days.

June 1st – For those NOT paying within the 60 day period an overdue reminder should be sent by mail.

At this point the Treasurer will also attempt telephone contact but cannot or should not overreach to attempt collection. The HOA board is not a collections agency.

From this point ALL overdue amounts will have the application of 12% interest plus a \$5 late fee immediately applied to the total amount owed without refute.

July 1st – Final notice of overdue payment.

July 15th – Notice of intent to seek lien and legal costs incurred thereby.

August 1st – Application made to New Hanover Clerk of Courts for a lien to be placed with costs on the offending property.

The board will no longer be charging 18% interest on overdue debt to the Association, but rather 12% with a \$5 late fee, bringing us in line with the strict letter of the bylaws.

Payment arrangements may be made with the treasurer by any homeowner but if these are defaulted upon at any time interest will then be charged from the beginning of the billing period.

Welcome and Social Committee Report

The Welcome Committee welcomed a new family of renters at 4520 Alder Ridge. The new residents are Harold, Tina, Cassie and their little dog Peanut Butter.

The Welcome Committee are anticipating a flurry of activity when the houses currently on the market begin to sell.

Block Captains and Community Watch

John McDonald was regrettably absent from the meeting, but the Board members in attendance did their best to describe the Block Captains system as a communications network throughout the neighborhood in case of suspicious activity or any other emergencies that may need to be communicated quickly to the residents of Linden Ridge.

Two large Community Watch signs have been placed at the two entrances to the community as a deterrent to the criminal element. Stickers will also be available to households in the community.

The idea of this program is to have neighbors watching out for each other and giving each homeowner a “person to call” on any issue needed.

Architectural and Compliance Committee

One sun room was approved for construction.

One violation notice was issued with a 30 day term for compliance. Follow up will be forthcoming within the next 2 weeks.

The committee will be conducting their community Observations within the next few weeks as the weather turns for the better and homeowners have had a chance to do spring clean up.

It was again expressed that if any homeowner has any physical or financial hardship and they need help with pressure washing or any other minor yard work, that they please contact a member of the Board so that they may be put in contact with a neighbor who is willing to lend a hand.

A waiver of liability indemnifying both the owner and the volunteer is being finalized.

The Common Area

A letter with a proxy form was sent to all homeowners prior to the meeting discussing the issue of the common area being smaller than initially believed. The Common Area Committee was seeking homeowner input on whether to enter into discussions with the adjacent homeowner about the possibility of acquiring at least some of the land that we previously believed the Association owned.

Rocco pointed out that it was out of a desire by many residents to have the common area developed with landscaping, a play area, a picnic area or a pavilion that brought this situation to our attention in the first place.

After some discussion on the matter a motion was made to engage in talks with the adjacent homeowner and it passed with 20 votes pro (including 10 proxy votes) and 7 votes con (including 3 proxy votes).

After discussions have been undertaken the Common Area Committee and the Board will present their findings to the homeowners. The Board also assured all those present that before any vote by the members is taken, they will make sure that there is a full quorum present, even if that means the Board members go door to door to talk with each and every household.

Block Party

A request was made for the Block Party to be moved to a cooler date. After some discussion it was decided that May 16th would be set as the date of the party with a rain date of May 30th. Some discussion was had about possibly renting a shelter at Halyburton Park. All options will be investigated and decisions about the venue will be publicized at the earliest possible time. A committee was formed to plan and execute the Block Party which consists of Wyndi Hills, Jeanette King, Dawn McDonald, Eric Sadler and Barbara Sieme.

Next Members Meeting

The next members meeting is scheduled for June 20th with the venue to be determined.

The meeting was adjourned at 11:00AM

Minutes prepared by Wyndi Hills, HOA Secretary.

