

MINUTES OF THE HOMEOWNERS MEETING JUNE 26th 2007

7PM AT THE AMERIHOST, CAROLINA BEACH ROAD, WILMINGTON

Present for the board:

Tom Perry (President and Chair)

Peggy O'Leary (Treasurer)

Han Hills (Secretary)

Neal Bradshaw (Member At Large)

Dean Webb (Vice President)

Total Number of Homeowner Voters Present: 7 (One vote per household)

1. As 50% of homeowners were not represented a motion was made to suspend the rules of quorum and this was carried unanimously.
2. The Treasurer gave her report stating that the association had a balance of approximately \$9447 at the present time with another \$1700 in checks ready to be paid in!
This represents a huge improvement on homeowners paying outstanding dues to date.
We now have sufficient funds to make progress on the new sign and pay state mandated costs such as our annual insurance premium.
3. The Secretary gave a report detailing the minutes of the last Homeowners meeting and also the recent board meeting that included the following points:

Investigations by Tom Perry have shown that our Retention Pond is still in fact licensed to the developer. It was agreed that the board would initiate contact with the appropriate governmental bodies to see exactly what was required to bring the pond up to the state required specification and attempt to force the developer to undertake these works.

Road Adoption

A petition has been created to request the state to adopt the roads in our sub-division. These roads are currently privately owned by the sub-division and therefore at this time we remain responsible for maintenance and repair.

The petition was circulated to the small number of homeowners present at the meeting and, over the next few weeks, will be circulated door to door until we have a complete complement of signatures to properly submit.

Block Party

Unfortunately, due to a lack of funds at that time, our Annual Block Party, scheduled for June 9th, had to be cancelled. It was with great regret that the committee felt forced to take this action as the party always attracts a very high turnout and provides a terrific afternoon of fun for adults and children alike, as

well as a much needed chance for a large number of residents to collect and exchange news about the area.

Should we find ourselves able to reschedule the party for later in the summer we will inform all households as early as possible.

Tom Perry

It is with deep regret that our current president, Tom Perry of Talamore Ct, has decided to step down with effect from 30th June 2007.

Tom has been president of the Homeowners' Association since the very beginning and has worked tirelessly over that time to help make our development the desirable location it is today.

Members of the current board would like to offer their deepest and most sincere thanks to Tom for all he has achieved and helped others achieve over the years. Heading the HOA certainly isn't often the easiest or most appreciated of tasks!

Tom leaves us to go traveling around the US with his wife and we wish them a safe and adventurous journey. He will still be a resident of Linden Ridge though, and we are sure will still be a strong voice in our community.

Our current Vice-president Dean Webb will become acting president until the elections at our AGM in November.

4. Open Discussion

Throughout the meeting there was much lively debate on various issues concerning the sub-division and the HOA, many points being raised by Steve Nun of Linden Ridge Road.

The following is a list of conclusions from this debate:

- A) It was agreed that the treasurer will prepare an annual statement of income and expenditure for the HOA to be circulated to all homeowners. Such a statement will be prepared just prior to and presented at the AGM.
- B) Clarification is required on the speed limits throughout the sub-division and the legality of posting speed signs at key points on the major roads and junctions. This will be investigated further by the committee and our findings will be presented at the AGM in November.
- C) The replacement sign should be costed fully and every attempt should be made to make this as economical to the sub-division as possible. If a new wooden sign is erected, some extra form of weather protection, such as copper fixture on the top should be added to ensure that the new sign lasts well into the next two decades at the minimum.
- D) Where homeowners questioned the validity of the decisions made regarding financial outlay by the HOA they were reminded that all decisions were made in full accordance with the existing legal by-laws of

- the subdivision and that where required all decisions were formally voted on by the committee and attending homeowners at meetings and duly recorded in the records of such.
- E) At the discretion of the board and in full accordance with the by-laws of the sub-division the annual dues payable by each homeowner was raised to \$120 with effect at the next payment period. Homeowners were reminded that the HOA has worked hard to keep the rate fixed over the past eight years but that increasing costs and reduced funds made this increase necessary at this time. This is not a punitive measure against non-payers but rather reflects the ongoing needs of the community.
 - F) Those who remain with significant outstanding dues owed to the HOA, of \$200 or above, by the time of the AGM leave themselves liable to having liens placed on their property for the recovery of the debt, with an added cost, payable by the homeowner of \$150 for the legal costs of imposing this lien.
 - G) The committee intends to contact all estate lawyers and realtor in the local area during July to make them fully aware of the existence of the HOA and obligations placed upon all residents moving into the sub-division.
 - H) A request was made for any available volunteers to help with the upkeep and maintenance of the communal landscape areas. Any interest parties are asked to contact Acting president Dean Webb on 910 796 0867 or e-mail president@lindenridge.org.
 - I) There have been several complaints regarding the late evening noise from the house adjacent to the communal area. Residents are reminded that state and county laws provide enforceable guidelines on nuisance noise and complaints should be directed to the sheriff's office, by whom action will be taken. Persistent offenders could face fines in this regard.

We were reminded that the AGM, including annual HOA elections will take place on Tuesday November 13th at 7PM. All homeowners are strongly encouraged to attend.

By unanimous vote the rules were re-instated and the meeting was adjourned.

Minutes prepared by the secretary, and presented by the Linden Ridge Homeowners Association.