

LINDEN RIDGE HOMEOWNERS ASSOCIATION

MEETING 13th NOVEMBER 2007

MINUTES

In attendance:

Dean Webb – President
Peggy O’Leary – Treasurer
Neil Bradshaw – Member At Large
Han Hills – Secretary

Also in attendance were representatives of 14 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 O’Leary handed out a report and checklist to all in attendance and took questions from the floor regarding aspects of the treasury activity over the past year.

The item “Advertising Costs” on the expenses list was identified as the costs relating to classified ads for such events as the bi-annual yard sales.

“Unpaid Dues” were identified as dues, which cannot be collected as they apply to homeowners who have sold and moved before current collection measures could be applied.

Peggy noted that a large majority of homeowners have now paid their dues to date and that the number outstanding is in single figures.

The current balance available to the association is around \$9000, which will allow upcoming expenses to be paid, allow us to hold an annual block party this coming summer and provide a strong cushion against unexpected expenses going forward.

Checks numbers missing from the check register presented were identified as void checks.

It was pointed out that while we cannot give each homeowner a copy of every receipt held by the association these are available to be viewed by prior arrangement with the committee.

Our new Insurance Agent was identified as Nationwide. It was noted that Peggy has researched and consolidated the sub-division's insurance costs and in the process has saved homeowners around \$1000 a year.

Secretary's Report

Han Hills handed out the minutes of the previous meeting and explained a little about the web site and newsletter.

A request was made that lengthy questions and enquiries to the board be put in writing. This request was made as previously some homeowners had been phoning the board at work for times of up to an hour. It was felt this was unacceptable during the working day. The board strongly encourages all enquiries but feels that written questions (for lengthy enquiries especially) can be better addressed in writing than over the phone. E-mail is a perfectly acceptable platform for written communication and all board e-mail addresses are listed at www.lindenridge.org.

Han encouraged all homeowners and residents to submit any suggestions for the web site or newsletter to him at any time. These are always very welcome as we try to build the strongest feeling of local community.

Annual Elections

Elections were held for the following positions and the results were as follows (including proxy votes received prior to the meeting):

President – Dean Webb
Vice President – Jim Sieme
Treasurer – Peggy O'Leary
Secretary – Han Hills
At Large – Christy Foster

Special thanks are made to Neil Bradshaw who has stepped down as Member At Large after 6 years of service!

Architectural Committee

Volunteers for the architectural committee were asked for and Wyndi Hills, Eric Sadler and Karen Sadler volunteered to serve on this committee going forward into 2008.

Planning applications and reports of violations should still be forwarded to Dean Webb first in all cases for collation and presentation to that committee.

Welcome Committee

Jim Sieme gave a report and stated that this committee has met twice and produced a welcome package that will be passed to new residents as they arrive.

This committee has also identified 6 homes for sale in the subdivision and the Treasurer agreed to ensure that these homeowners are fully paid up on their dues before they leave the sub-division.

Dues For 2008

The dues process for 2008 will be as follows:

The new amount payable for 2008 has already been decided at \$120. As the \$20 increase came late in 2007 anyone paying the extra \$20 in that year will have this applied to their payment in 2008, placing all homeowners on a level playing field.

Statements and Invoices will be sent out on March 1st by mail to each household stating the amount currently owing on that property.

The 2008 dues are payable on 1st April and each household has 60 days to make this payment to the Association. Outstanding dues from past years should also be paid as soon as possible.

Dues for 2008 will be considered overdue after June 1st and the annual overdue penalty will be applied at this point.

Third Party Management

Much discussion took place about the merits of employing a third party company to administer certain aspects of the association (such as dues collection and by-law enforcement).

A vote was taken and those attending unanimously voted to collect further information on costs over the next six months as we see how the new board and architectural committee fair in enforcing standards and how the association fairs during the next dues collection process.

The Entrance Sign Area

We are still trying to find a solution that represents best value to the community. We are currently awaiting a quote for repair from the original sign makers, which would effectively place the existing sign sides (very popular in the sub-division) on a new weatherproof central structure. Done correctly such a repair could secure the sign for the next decade at the very least and would certainly be cheaper than a full replacement.

Dates For the Coming Year

Provisionally dates for 2008 have been suggested as follows:

February 19th – Full Meeting

June 14th – Sub-division Block Party and Meeting on the Common Area (21st if wet)

August 26th – Full Meeting

November 11th – Full Annual General Meeting and Elections

Those present voted to re-instate the 50% rule and the meeting was adjourned at around 9PM.

Minutes prepared by Han Hills, Secretary, Linden Ridge HOA