

**Linden Ridge Homeowners Association
Members Annual Meeting Minutes
17th September 2011**

In attendance:

President: Jim Sieme
Vice-President: John McDonald
Treasurer: Wyndi Hills
Secretary: Han Hills
Board Member: Dawn McDonald
Board Member: Dean Webb
Board Member: Rocco D'Aprile

Regrets:

Board Member: Melissa Annis
Board Member: Chris Diehl
Board Member: Mike Peacock

In attendance were representatives of 11 Linden Ridge households total (1 proxy)

The meeting commenced at 10:07 AM

Motion to Suspend Quorum

As a quorum was not present a motion was raised by Dawn McDonald and seconded by Barbara Sieme to suspend quorum. The motion was passed unanimously.

Secretary's Report

The Secretary reviewed the minutes of the last Members Meeting in 2010 (available for view on lindenridge.org). A motion to approve the minutes was raised and passed unanimously).

President's Report

A new landscaper was hired (Sidbury) in 2011. We have a 3 year contract at the amount of \$450 per month. However, this contract will be reviewed on an annual basis to ensure value and performance. So far the board is very satisfied with the improvement around the community.

We have been working to collect outstanding dues. Liens have been placed for a total of \$2800. Two have been called in with "confessions of judgement". One has now settled, two have established a monthly payment plan and one has very recently reached a payment agreement with the board.

Treasurer's Report

As at August 31st:

Checking Account Balance: \$8304.90 + 2 pending deposits totaling \$550
Money Market Account: \$3006.16

The budget to actual report was presented and it was noted that a significant number of expenses would be coming due in the remaining months of the year.

An outstanding amount of 1307.02 is still owed, though the majority of this is covered through confessions of judgment.

We have had to levy a fee of \$45 to one household to cover the association mowing their lawn.

Welcoming Committee

Nine families have been welcomed with a plant and copy of the by-laws.

Architectural Committee

There were two walk rounds in early September. The main issues were lawns, mailboxes and siding. All in all the community is in pretty good shape.

We have one problem (absentee) landlord, and are investigating ways to address this in the long term.

A question was raised by one homeowner as to why no personal notification was given on a minor architectural issue. It was mentioned that years ago policy was made that all issues would be dealt with by paper notification, to create a clear audit trail and to avoid unmonitored encounters on official matters between homeowners and board members.

It was also asked as to why colored "protectors" are unacceptable on mailboxes. The bylaws state that the mailboxes must be uniform and this has always been interpreted as boxes uniform in color without decoration. We had been previously advised that uniformity of mailbox can affect the property values in a community because of first impressions. The question was asked as to why we could not assess each proposed cover for tastefulness. It was widely felt that this would create an unwanted amount of work, but worse would lead to conflicts of taste assessment.

Expense Budget 2012

It was noted that landscaping is expected to rise slightly in cost during 2012, as is community insurance. However, a new lawyer has been hired with much more competitive rates.

The dues for 2012 will remain at \$120 per year per home.

H.O.A. Board Elections

The nomination committee presented the ballot. Since there were no competitions on the ballot a paper vote was felt unnecessary. A motion was made to accept those on the ballot without objection and passed unanimously.

New Business

The county is due to contract with a single company for trash collection in 2012. Individual homes will still receive bills for the service.

We are monitoring the potential annexation and will report back as the situation develops.

It was proposed that a third yard sale be arranged in 2012. This will be discussed at the next Board Meeting.

The next board meeting will be held on October 13th at the home of Dean Webb.

There have been several break-ins around the community in the last year. It was felt that asking the board to patrol the community at night was beyond the scope of their role. It was however felt that we should do our best through the newsletter and elsewhere to raise awareness and ask for vigilance. Homeowners were to be warned particularly about youths entering the neighborhood to scout possible targets for burglary. Suspicious behavior should be reported to law enforcement, but we are also able to send information to homeowners on the e-mailing list if the board is informed of any situation.

Next Members Meeting

The next members meeting is scheduled for 15th September 2012 with the venue to be determined.

The meeting was adjourned at 10:55AM

Minutes prepared by Han Hills, HOA Secretary.

