

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING December 6th 2011

Minutes

In attendance:

Rocco & Ann D'Aprile
Jim Sieme
John & Dawn McDonald
Dean Webb
Wyndi Hills
Melissa Annis

Apologies: Mike Peacock, Chris Diehl

The meeting was convened at 7:30PM.

Presidents Report

We continue to have issues regarding the upkeep of the house at the corner of Linden Ridge and Hedingham Lane. Due to the lack of cooperation from the homeowner the matter has been turned over to the Association's attorney to collect maintenance, interest and legal fees.

The Board is addressing the cleanup and replanting of shrubs at the front entrance that were destroyed by a hit and run driver on Nov. 21st. The cleanup has been completed and we are in the processing of assessing costs for the replanting. We have an accident report from the NHC Sheriff's Dept. and as of this date the driver has not been identified; therefore, the Board plans to file a claim with the Association's insurance carrier to recuperate the costs associated with the cleanup and replanting, minus any deductible.

The landscaper will be planting some fall/winter flowers at the common areas in the front entrance and Linden Ridge/Hedingham common areas.

With regret the Board accepted the resignation of Board member and Secretary Han Hills. Han has contributed a great deal of his time and efforts in support of the Association and we thank him for helping to make Linden Ridge a nicer place to live.

The Board will be looking for candidates that would like to serve on the Board and to serve as the Associations' Secretary. More information will be provided in the December newsletter.

The 2012 Calendar was agreed to and a third yard sale was added based on a homeowner suggestion from the Annual Homeowners meeting last September.

Treasurers Report

As of November 30th the balance held was \$4998.07 in the Operating Account and \$3006.53 in the Money Market Account. All of the expenses for the year have been paid with a few anticipated in December. We estimate we will finish the year with a positive balance in the Operating Account of approximately \$4000. This surplus is primarily a result of the positive collection efforts of past due accounts.

There remain 7 households with outstanding balances totaling \$880.56 with collection efforts continuing and several payment plans in place.

Welcome Committee

The welcome committee continues to monitor for new residents and greet when they arrive. No activity since our last meeting.

Architectural Committee

Overall the community is looking good with a couple of issues with which the committee is following up. We agreed that the Secretary be responsible for all communication to homeowners and the Board regarding violations. Any member of the Board can notify the Secretary of a violation but the coordination will remain with the Secretary.

Newsletter

The next newsletter will be produced and distributed the week of December 12-16th.

Next Meeting

The next meeting is scheduled for February 8th, 2012 hosted by the McDonald's.

Minutes compiled by Rocco D'Aprile, President

