

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 14th APRIL 2011

MINUTES

In attendance:

Jim Sieme
John & Dawn McDonald
Dean Webb
Rocco & Ann D'Aprile
Wyndi Hills
Mike Peacock

Apologies:
Han Hills
Melissa Annis
Chris Diehl

The meeting was convened at 7:30PM.

Presidents Report

Unauthorized Yard Sale

Some new renters in the neighborhood were holding a yard sale on February 12th which was not one of the community approved dates for yard sales and they had posted signs at the front entrance. Jim spoke to the renters and returned their signs. The tenants replaced the signs by taping them to the posts up front, these were also returned to the tenants. The tenants then took their signs and stapled them to the Linden Ridge sign causing quite a bit of damage. Jim then removed the signs and a great deal of staples and returned the signs to the tenants again and spoke to them again with Architectural Committee Chairman Den Webb. The Architectural Committee is following up to collect money for the repairs.

Foreclosure proceedings were started with one homeowner with a large amount of past due dues.

Notified JB Sprinklers that their 2011 contract had been approved and that a sprinkler head had been damaged during some work at the front. Bill for maintenance has been paid.

Notified new landscaper Sidbury Lawn Care that the extra expense for finishing clearing of the front entrance was approved and that some transplanting had been done in the front island. Entrance is looking great.

After a series of multiple break-ins in the general area 3 youths have been arrested.

Treasurers Report

As of April 14th the balance held was \$4537.66 in the Operating Account and \$3005.53 in the Money Market Account. Expenses for the year to date were \$3410.87. Outstanding dues total \$8500.04.

There continue to be 2 households that have high balances with regards to what they owe the HOA, including interest, late charges and attorney's fees for filing liens against their properties. If these accounts have not been cleared by the deadline in the summer, foreclosure proceedings will begin against these homeowners.

Welcome Committee

We have one new household in the community and they have been welcomed by the team and have been delivered a set of the Covenants and By Laws.

Architectural Committee

Handling the collecting of funds for the damage done to the sign. The spring walk around will take place as soon as the committee can schedule it.

New Business

A recent fire in the neighborhood to which the fire department had to respond highlights the need for all residents to be extremely careful about when they are burning leaves and such in their yards. Here is a link to state regulations and a local number to call for more information. <http://daq.state.nc.us/news/brochures/openbur.shtml>

Next Meeting

The next meeting will be held at Chris Diehl's house, and is scheduled in for June 15th.

Minutes compiled by Wyndi Hills, Treasurer