

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 12th AUGUST 2010

MINUTES

In attendance:

Jim Sieme
John & Dawn McDonald
Rocco D'Aprile
Han & Wyndi Hills

Apologies:

Neal Bradshaw, Dean Webb & Mike Peacock

President's Report

The Board has made a unanimous decision that due to the improvements being made on the common area, parking will no longer be allowed on the corner lot. Signs have been placed to warn visitors that their car will be towed if they choose to park there. Upcoming improvements to the common area will likely involve some perimeter plantings which will further dissuade people from parking there. The towing will be at no cost to the HOA. There will be no exceptions to this policy.

The front entrance common area has become a bit overgrown with weeds which is being addressed with the landscaping company as they were contracted to handle beautification and maintenance on the sign area as an addition to their previously contracted services of mowing and trimming. Watering has been reduced to every other day at the front entrance to allow the area to dry out a bit and reduce the damage done by either u-turns or people running off onto the shoulder.

Landscaping will be put up for bids from several companies to see if improvements can be made in the services we are receiving.

The Retention Pond spillway is in need of maintenance. Jim will be undertaking an audit of the invoices from the pond maintenance company to see what items have been repaired and paid for over the past few years to make sure that we are not duplicating efforts on items that should still be in good repair.

The Board has agreed to a payment arrangement with the property against which a lien has been placed. A binding document was drawn up and signed by our attorney and the homeowner to prevent foreclosure.

Treasurer's Report

The current balance held in the operating account is \$6448.97 with an additional \$3004.26 in the money market account.

Our expenses for the current year so far total \$5568.72.

Thirteen homeowners have an outstanding balance for at least 2010 dues. As the Board is not a collections agency, and in light of the fact that these homeowners have had ample time to pay in full or make payment arrangements, these accounts will be handed over to our attorney to start the lien process.

Welcome Committee Report

No confirmation from the committee members on activity since the last meeting, but there are new residents at 200 & 203 Hedingham Lane and 124 Talamore Court.

Architectural Committee Report

Notices were sent out to homes that need some work. The autumn walk around will be undertaken in September and the committee expects the neighborhood to remain in the excellent condition that has been maintained.

Newsletter

To be delivered August 18th with a copy of the proposed 2011 budget as well as budget to actual for 2010.

Yard Sale

The autumn community yard sale is scheduled for September 25th with a rain date of October 2nd. Ads will be placed in the Star News and on Craig's list.

Other Business

The next board meeting will be held on Thursday October 14th at 104 Hedingham Court and the annual meeting, with accompanying board elections, will be held on Saturday September 18th at the Myrtle Grove Public Library at 10AM. We hope that many homeowners will want to attend.