

LINDEN RIDGE HOMOWNERS ASSOCIATION

BOARD MEETING 15th OCTOBER 2009

MINUTES

In attendance:

Jim Sieme -- President
John McDonald – Vice President
Dawn McDonald – Treasurer
Han Hills - Secretary
Wyndi Hills – Member at Large
Dean Webb – Member at Large
Neal Bradshaw – Member at Large
Rocco D'Aprile – Member at Large

Apologies:

Mike Peacock – Member at Large

President's Report

Jim had received three complaints about possible problems in the community. He reported that, where appropriate, letters had been sent or the relevant parties contacted and that, in all cases, matters were resolved or in hand.

Election of Officers

In keeping with the bylaws the following officers were appointed by the board for the coming year.

President – Jim Sieme
Vice President – John McDonald
Treasurer – Dawn McDonald
Secretary – Han Hills

Treasurer's Report

The treasurer reported that the Association has a current balance of \$7451.15. As of October 16th the Association will have an active Money Market account, in which will be stored an opening balance of \$3000 of the above amount.

The treasurer reported that we currently had an outstanding amount of dues of around \$2000, though \$1100 of this was due from a single homeowner who has already had a lien placed against their property to ensure future collection of funds.

It was agreed that final notice letters should be prepared for all those still outstanding with regards to 2009 before these are handed over for legal action.

It was also agreed that the board would investigate the possibilities of alternative legal action, where cost efficient and productive, with regards to homeowners grossly outstanding.

Welcome Committee

The committee reported that they had at least one house yet to receive a greeting and possibly a couple more in the process of changing hands.

Architectural Committee

The latest walk-around will be completed within the next week. Those with issues outstanding since the previous walk-around will receive notice of fine and request to correct the issue. Those with new issues will receive a friendly letter requesting that they correct the item. It was noted, as usual, that there are very few issues in Linden Ridge and that the overall standard remains very high.

Community Watch

With the spate of recent vehicular thefts, residents should be reminded to lock their vehicles when unattended. A notice about crime prevention will be written for the Christmas newsletter.

Common Area

No reply has yet been received from Mr Molina at 203 Hedingham Lane regarding the common area, and so the matter is considered on hold for the immediate future. The lawn portion of the lot owned by Mr Molina continues to be maintained by the landscaper, who has a prior relationship with Mr Molina, at no charge to the Association.

Calendar Dates 2010

It was decided by the board that, as a result of appalling low turnout, only one members meeting would be held, being the mandatory Annual Meeting in September. It was also decided that, because things have been running more smoothly in the past year, the board would only arrange to meet every other month, as opposed to the previous monthly meetings.

After discussion it was decided that no plan for a block party would be presented for summer 2010. The reasons for this were low turnout in proportion to the high amount of preparation required for the event.

The following dates were added to the calendar for 2010:

Board Meetings: February 9th, April 13th, June 8th, August 10th, October 12th,
December 14th.

Members Annual Meeting: Saturday September 18th.

Community Yard Sales: April 24th (May 1st if wet), September 25th (October 2nd if
wet).

Newsletter Publication: March 6th, August 7th, December 4th.

The meeting was adjourned at 8:37PM.

Minutes prepared by Han Hills, Secretary, Linden Ridge HOA