



**Linden Tree Lane Homeowner's Association
Board of Director's Meeting
Thursday, September 26th, 2013
7:00 pm at the Home of Bernie Arends (4231**

1. Welcome/Introductions

- Board Members Present: Sherry LeRoy, Ken Walter, Bernie Arends, Stevhanie Isaacson, Merle Schwartz
- Homeowners Present: Diane & Bob McNeil (4290), Steve Isaacson (4215)

2. Approval of Minutes- August 27th, 2013

- Aproved by Bernie, seconded by Ken

3. Homeowner Comments:

- None

4. Old Business-

- a. Chimney action update –Sherry
 - We signed off with Amsterdam for chimney cap repairs. We were partially reimbursed for the Woo residence.
 - Amsterdam will start work on all chimney caps by mid October.
 - They will be repairing chimney caps on all units. Homeowner need not be home. No serviceman will be entering homeowner's home. All work is external.
 - This concludes our settlement with Linden Tree Venture Corp.
- b. Satellite dish update – John O'Malley
 - John has heard from 6 out of the 10 homeowners who have to remedy their satellite dish problems.
 - He will contact the four remaining homeowners who he has not heard from.
 - The deadline to conforming to the policy is December 15, 2013.
- c. Parking signs / stickers – Stev
 - We are waiting for D/R to install the signs. "Julie" has to be contacted first to make sure there are no cable, electric, etc. lines in the way.
 - A few cars which have been illegally parked have been ticketed.

5. Treasurer's Report – Ken

a. Monthly budget review

- We were a little over estimate due to painting and repairs of dormers and legal bills.

b. 2014 Budget Plan

- We began discussion and will resume in October.

6. Landscape Update- Bernie / stev

a. General landscape

- Irrigation has been turned off for the year.
- Clean-up has started and will continue

b. Long term View- Tree & shrub shortage, small ideas now to pay off later

- Planting budget will allow us to replace some trees next year.

c. Fountain review – repair vs replace

- We have been repairing the fountain.
- We will be getting prices to replace the pump.

7. Maintenance Update-Bernie

- D/R completed the soffit repair
- Railings and garage coach-lights will be painted in 2014.
- We are exploring a five-year plan on exterior painting of all buildings.

8. Website – Stev

- Website is looking great
- There are a few more tweaks to iron out, but it is coming along.

9. Lighting Committee Update – John O’Malley

- Some repairs done at front entrance.
- Timers are constantly being reset back.

10. New business?

a. Proposed capital improvement projects for 2014

- Coach lights, and railing painting
- Dormer completion
- Tree replacement
- Fountain pump

b. Fall / Winter preparation

- Snow removal has been contracted
- Clean-up ongoing

Next Meetings:

October 23rd at the home of Sherry LeRoy (4211)

November 20th- at the home of Merle Schwartz (4232)

December 17 - at the home of Stevhanie Isaacson (4215)

January 29, 2014- at the home of Ken Walter (4225)

February _____ - at the home of Bernie Arends (4231)