**Linden Tree Lane Homeowner’s Association**

**Board of Director’s Meeting**

**Wednesday, May 14th, 2014**

**7:00 pm at the Home of Bob McNeil (4290)**

1. **Welcome/Introductions**
* Board Members Present: All board members present
* Homeowners Present: Diane McNeil (4290), Lynne McMillion (4281), Valerie Gruder (4294), John O’Malley (4211), and Murney from Swanson Water Treatment
1. **Approval of Minutes- March 17th, 2014**
* Approved

1. **Homeowner Comments:**
* Lynne McMillion has a skunk under her front porch and was told that this is Homeowner’s responsibility. However, tips and references for removal were given to her.
* Valerie Gruder said sump pump is always running and was offered advice on what to do.
1. **Water System protocol & emergency review –Guest, Murney from Swanson Water Treatment**
* Murney spoke about our water system and answered questions/problems with salt delivery. He mentioned hydrant flushing is done to remove rust and sediment from the pipes. EPA inspection was recently done and we will get results within the next two weeks. Our two wells are doing fine.
1. **Treasurer’s Report – Ken**
	1. **Monthly budget review**
* Our budget for snow related expenses was over spent and we will need to tap our reserve account to pay.
1. **Landscape Update– Bob**
* Close to 400 Boxwood plants were destroyed by the winter’s harsh weather and will have to be replaced at a cost of over $20,000.00.
* There were some irrigation repairs made.
1. **Maint**e**nance Update-Bernie**
* The asphalt company will be coming here May 29, 2014 to do the repairs to the street. They will do the repairs on one side in the morning and the other side in the afternoon. We ask that no cars be parked on Linden Tree Lane the day of repairs. An email will go out reminding everyone.
* This company will be doing a better job than last time.
* We are hoping to continue with our ongoing Repairs/Maintenance of painting hand rails, light fixtures, and Unit outside painting.
1. **Website Update – Chris**
* Chris continues updating the website and is doing a wonderful job.
1. **Lighting Committee Update – John O’Malley**
* An order was placed to more bulbs. Eventually, all bulbs will have to be LED, but we are waiting out before we have this huge expense.
1. **New business?**
* Because of our huge expense due to the harsh winter, Sherry made a motion of an assessment of $200.00 per household to offset some of our expenses so we may be able to continue maintenance to our community. We will be using 1/3 of the cost for these expense items from our reserves and 2/3 from the assessment.
* Bob seconded the motion
* Motion passed unanimously.

**Next Meetings:**

 **June 18th- at the home of Merle Schwartz (4232)**

 **July \_\_14\_\_\_ - at the home of Bernie Arends (4231)**

 **September \_3\_\_- at the home of Sherry LeRoy (4290)**