

**Linden Tree Lane Homeowner’s Association**

**Board of Director’s Meeting**

**December 16th, 2015**

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

1. **Welcome/Introductions**

* Members present: Sherry LeRoy, Bob McNeil, Bernie Arends, George Thompson, Financial advisor Ken Walters. Merle Schwartz absent.
* Guests: Bonnie Feingold (4275) and Sarah Mascarenhas (4293)

1. **Approval of Minutes- October 22nd, 2015**

* Approved

1. **Homeowner Comments:**

* None

1. **Annual meeting – Board elections**

* The annual meeting will be held at Winkelman School on January 27 as Police station is under construction
* Winkelman School address is 1919 Landwehr Road.
* An email will be sent out regarding Board elections.
* There will be a podium, chairs, VGA adapter and we have insurance to cover the event.
* Lights in front of complex are now working

1. **Treasurer’s Report – Ken**

* We are still on budget for the year.
* Insurance check for fence repair has been received
* Final figures for some items like snow removal won’t be available until end of year.
* Costs for common area utilities are down due to a change in suppliers. This resulted in a savings of $1200.00 for the year.

1. **Landscape Update– Bob**

* Five to seven pine trees are dead due to blight and board is awaiting estimates for removal.
* Unit 4296 has been repaired.
* Skunks have dug under porch of 4211 and will be repaired.
* We will ask Moore to not remove snow as early on weekends.

1. **Maintenance Update-Bernie**

* We are getting estimates on gutter cleaning. This year was especially difficult due to weather and we do not have ladders for upper roofs.

1. **Website – George**

* Changes have been made to make it easier to find information.
* Questions are being accumulated for a FAQ (frequently asked questions) page for the website.
* An email will go out to residents reminding them of the availability of the website.
* The website should be consulted first before emailing the board as most questions can be answered there.

1. **Lighting Committee Update**

* As moonlights burn out, they will be replaced by LEDs.
* Ground level lights are eroding due to water damage. Planned rehab including sealing the electric conduit and installing LED lights will be planned in the near future.

1. **New business**

* **Parking**
* There is a new manager at Brookview Apts. And they have complained about the Linden Tree residents parking there without permits. They will begin towing all illegally parked cars. Linden Tree residents can only park at Brookview if they have purchased a parking permit from them. Linden Tree guest tags are not valid for parking at Brookview**. Our residents must purchase a Brookview parking hang tag from our HOA. Please email Ken Walter at walterken@gmail if interested.**
* Residents have been notified via email.
* The Linden Tree guest tags are only good for seven days at a time and only for a total of 30 days per year.
* Residents may use guest tags for special circumstances when they cannot park in their garages such as ongoing house/garage rehab work, but the 7/30 day limit still applies.
* The board discussed hiring a towing firm.
* **Garage/Estate/House Sales**
* The board discussed and decided that having garage, estate,or house sales on the block would cause parking and other problems. An official policy will be implemented.
* **Taxes**
* Residents seeking tax relief should either contact an attorney – a recommendation will be posted on the website- or do it themselves. It is recommended thatyou go to the Skokie office for this**.**

**Next Meetings:**

**January 27th– Annual Meeting**