

**Minutes from Linden Tree Lane
Homeowner's Association
Board of Director's Meeting
March 30, 2016**

1. Present at the Board of Director's Meeting held on March 30, 2016 were the following Board Members: Sherry LeRoy, George Thompson, Bob McNeil, Bernie Arends, Carol Di Giacomo, Ken Walter and Homeowners:
John O'Malley: Resident 4211 Linden Tree Lane;
Jim Liddle: Resident 4254 Linden Tree Lane
Steven LaSelle: Guest - 4278 Linden Tree Lane.
2. Minutes from the meeting of December 15 were approved. At the last meeting, which was the Annual Meeting there was an election to the Board of Directors.
3. Sherry LeRoy advised those present that she had received the following suggestions from Homeowners at the Annual meeting: resurface the lane; replace some of the fences; that some of the garage doors appeared to be rusting at the base; and a desire to have larger trees planted.

The Board was informed that a roof inspection is due and residents who have missing shingles from the wind storm should file a maintenance report on our HOA website.

The website address is <http://lindentreelane.com> . The password is: glenview.
4. Sherry LeRoy nominated officers for the HOA Board, explained duties and Responsibilities of Board members the above parties were appointed. The Roles and Responsibilities will be posted to the website.
5. Monthly Budget Report
 - a) Ken Walter advised the group that there is a surplus in our budget of approximately \$4200 in the first quarter, in spite of the fact that we were over budget in the amount of \$13,290 paid out for fence repairs. He also advised the group that he had filed a claim with our insurance company (Traveler's) regarding fence damage sustained by some of the homeowners. The claim is presently pending. There may be additional surplus after the claim is paid.
 - b) Ken advised the group that there was a surplus in our budget of approximately

\$19, 270 for snow removal, due to the fact that we had very little snow this past winter. This surplus offset the significant amount of the fence maintenance costs that were incurred.

6. Landscape update. Bob McNeil advised us that the spring clean-up has been started, but is not yet complete. The boxwoods have been sprayed, but will not be sheared this year. He also advised those present that there are some dead trees that need to be cut down. He asked that the homeowners do NOT leave open containers of dog food on the patios, as it attracts skunks and rodents, which is problematic.

7. Maintenance update. Bernie Arends advised us that the residents at Brookview often dump their garbage over the fence onto our property. He has contacted Brookview Management office re: same. If this continues, we will take further legal action.

8. Website Update. George Thompson advised the group that in addition to a section on our website where there are answers to frequently asked questions, there is an updated directory of the homeowners, available both alphabetically and numerically.

9. Lighting Committee. John O'Malley advised us that there are digital timers with sun-trackers that can be purchased at Lowe's and/or Home Depot that can be installed to illuminate our porches. There are instructions on the website re: same. He also advised us that in addition to some minor maintenance on conduit on our trees, he will look into replacing the broken light in the north, front pillar.

10. New Business.

- A) The annual IEPA (Consumer Confidence Report) has been posted on our website for viewing; and
- B) A discussion regarding our policies relative to estate sales, garage sales and noise ordinance was held. A review of the policies done at the next Board Meeting.

Next Meetings:

April 19th, 2016, at the home of Bernie Arends, 4231

May 24th, 2016, at the home of George Thompson, 4275

July 26th, 2016, at the home of Carol Di Giacomo, 4278

Thank you,

Carol Di Giacomo

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