

**Minutes from Linden Tree Lane
Homeowner's Association
Board of Director's Meeting
April 19, 2016**

1. Present at the Board of Director's Meeting held on April 19, 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;
Dave and Haley Lee: Resident 4215 Linden Tree Lane
Steven LaSelle: Guest - 4278 Linden Tree Lane.
Zoe Anderson: Resident 4234 Linden Tree Lane.
2. Minutes from the meeting of March 30 were approved.
3. Old Business:
 - a) The fence repairs on the south end of the Lane are presently being completed by Brookview Terrace and should be completed within the next two weeks.
 - b) We received a quote from Alpine Fence to repair the wind damage to the fence with heavy gauge steel and 3" posts. Alpine's proposal came in at \$7965.00, which was significantly less than the prior quote we received.

The Board moved to accept the Alpine Proposal and the repairs should begin within the next 6 weeks.
- c) Our insurance claim for the damage to the fence in the amount of \$13,208.00 was approved and will be paid, less the \$1,000.00 deductible.
4. Policy Reviews
The Board will discuss a new policy regarding public sales of personal property at the next meeting.
5. Monthly Budget Report
 - a) Ken Walter advised the group that there is a surplus in our budget of approximately \$18,000 in the month of April (due to minimal snowfall this year).
 - b) It is expected that we will spend approximately \$8,000 on the fence repairs; and
 - c) When the refund is received from our insurance carrier (for the wind damage incurred to the fence), that amount will be applied towards future maintenance

costs.

6. Landscape update. Bob McNeil advised us that there are eight (8) dead pine trees that need to be removed at a cost of approximately \$7500. He obtained a proposal from Moore's Landscaping for approximately \$8300 to replace seven of the dead trees. Bob will determine what type of trees should be used to replace the dead trees and will obtain an updated proposal/quote.

The Board moved and approved the landscape proposal to remove the dead pine trees and to replace them.

7. Maintenance update. Bernie Arends reported that some minor repairs requested by homeowners (to the fence and for missing shingles) are now being completed. It should be noted that is damage to garage doors is not covered by the Homeowner's Assn.

On April 26, 2016 there was hydrant flushing that was scheduled to take place which would cause a short interruption in our water service.

8. Website Update. George Thompson stated that homeowners may contact him if they would like to post something on the website i.e. birth of a child, etc.

David Lih offered to help with the website.

9. Lighting Committee. John O'Malley reported that there were five areas where moonlights were removed. It will cost approximately \$1200 to repair and replace all lights. The Board unanimously approved the proposal to convert the moonlights to spot lights.

10. New Business.

A) Board will review and discuss changes to our Homeowners Policies which can be found on the website.

The website address is <http://lindentreelane.com> . The password is: glenview.

Next Meetings:

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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