

Linden Tree Lane Homeowner's Association September 2017 HOA Board Meeting Minutes

Attendees: Board Members & Shari Friedman (4245)

Treasurer's Report: On track. September will be higher than budget due to repairs & maintenance (fence repair), but will still be within the 2017 budget.

Review 2018 Budget: Current early draft has no increase built into the monthly assessments (\$360/month). Assumes a 5 year average for snow removal, increase in utility costs, phase 5 of the painting project etc.
Will finalize the budget on the Nov 1 meeting when we have 1-2 months of additional actuals for the 2017 year.

Will send to residents by the 3rd week in November (via email & hard copy).

Landscape Update: There may be 2 additional Linden Trees that need to be replaced in 2018.

Maintenance Update: The fence line will replace ~40 wooden posts with steel posts (north, west & south side), a continuation of steel posts that were installed last year. We will also be closing the gate to Brookview now that there is no longer any parking rentals at that location.

Website Update: Will be eliminating the redundancy/repetitive information to simplify the website.

Lighting Committee Update: All lighting has been updated & timers have been reset.

Homeowner Comments: Questions included: common area insurance assumption on 2018 budget, roof maintenance contract assumption, asked about the number of parking spots in Ice Rink (no set number of spots), monthly assessment checks timing (due on the 12th).

New business:

Set date for Annual Meeting: January 18th as the preliminary date. Need to confirm location before finalizing timing. 3 board roles will be on the ballot.

Review/Update Parking Policy: Our parking policy will be revised. Will add additional clauses that requires residents with 3 or more cars to park at the Glenview Ice Center. And the option to rent a spot pro-rated for college student breaks, etc.

Next Meetings:

November 1, 2017 at 7:00 pm at home of Steve Leighton (4263)

December 6, 2017 at 7:00 pm at home of George Thompson (4275)