



Minutes from Linden Tree Lane HOA Annual Board Meeting September 21st, 2022

1. **Attendance:**
 - a. Board members: Carol, Shari, George, Bob and Ken Walter.
2. **Previous meeting minutes:** Board approved minutes from August meeting.
3. **Sales update:** Unit 4282 and 4296 have sold.
4. **Treasurer report:** Ken presented the treasury report for Year to Date (YTD). Insurance rate has gone up, our insurance company is taking bids. Landscape work expenses are up. As costs are rising, we will need to raise the HOA fee to \$540 a month to keep up the reserves. Hopefully 2023-2024 won't see any increases.
5. **Landscape report:** Bob provided a map showing trees needing removal. 3 trees on south side will be removed due to safety concerns. Others that need removal will wait until next year. Three irrigation zones were reported not working properly, they will be inspected.
6. **Maintenance report:** Shari reported that routine roof and fence repairs completed. Concrete repair has finished this year. More repairs will be addressed next year. Some garage overhangs need repair work, so are some areas of asphalt.
7. **Website report:** George reported that everything is ok with the website.
8. **Lighting:** Some lights for the trees in front appear to be out, will be replaced.
9. **New business:**
 - There was a discussion of snow towing and parking issues, the board will meet on 10/10 to discuss issues in length. Steve Leighton provided a review of our towing service situation and the Board tentatively agreed that there will be automatic towing according to snow regulations.
10. **Next meeting is on: November 2nd, 7:30pm via Zoom.**