



**Linden Tree Lane Homeowner's Association  
Board of Director's Meeting  
June 1, 2023  
7:30 p.m. via Zoom**

**Welcome/Introductions**

1. Approval of Minutes Minutes from May 1, 2023 approved
2. Homeowner Comments Steve Leighton asked about pond—lots of algae and no tadpoles. Pond treated every month for 6 months—water level down due and algae due to lack of water. Per Moore it should be treated 2 x per month for awhile which we will direct Moore to complete.

Jim Liddle talked about water usage and Lake Michigan water  
Verbal report from Jim Liddle. He gave an analysis of cost for Lake Michigan water v. well water..... is about the same as the rates as we pay now. Costs are a wash.

Jim took capital projections and identified 6 items of capital that could be potentially reduced if we got rid of wells. Total of approx \$440,000 (to possibly \$700k) savings in long-term capital over remaining useful life over 13 years (based on Reserve Study--- estimates from when we were new in 2005) Cost of \$6700 per unit @ \$500/year, etc.. Jim gave breakdown of pump controller, generator tank, new wells, fire hydrant pump, etc.

Approx \$78000 costs + for City to annex to Glenview, plus costs to shut down 1 well. Murnee Swanson gave Jim info on water usage and Jim will do some additional calculations re: usage for home v. irrigation. We can accept Lake Michigan water only with approx \$100k connection fee @ \$7.49 per thousand gallons (6million gallons per year = \$55/month per unit) OR we can become part of the Village of Glenview and get benefits of Library. Except ROADS would be our own to maintain i.e. Snow removal and maintenance, etc. We need to estimate cost of shutting down salt house.

Property tax increase would be approx 5% increase....more active police patrol due to Glenview police. **We(HOA Board) need to review By-laws to see if we can annex what procedures if we wanted to be annexed and/or access Lake Michigan water..(approx \$1500/per household for Lake Michigan water).**

3. **Treasurer's Report** – May 2023 pretty much on budget. All bills rec'd have been paid.
4. **Landscape Update** – Turned on sprinklers because so dry and hot and 43 replacement boxwoods coming in this month and should be in ground by end of month and a few trees to be removed and replaced in June.
5. **Maintenance Update** - uptick in some maintenance requests—the usual—garage work next 2 or 3 weeks—routine fence work. Pavement repairs needed—some deep cracks.
6. **Website Update** -
7. **Lighting Committee Update** We have reached out to electrician and waiting to hear back re: lighting issues
8. **Update from Reserve Study Committee**—see above presentation from Jim Liddle.
9. **New Business** —Next meeting July 27, 2023

**Present at the meeting:**

Ken Walter  
Shari Friedman  
Carol Di Giacomo  
Rob McNeill  
Jim Liddle  
Steve Leighton