



Minutes from Linden Tree Lane HOA Board Meeting December 11th, 2023

1. **Attendance:** Board members: Dave, Shari, George, Bob; Ken Walter, Sayyid Q.
2. **Minutes** from November meeting approved.
3. **Homeowner comment:** None.
4. **Financial** from Ken: Nov/Dec look good. We have \$4800 placeholder for snow removal. \$56,637 was taken from reserves for replacement of roof for 4 units on south side. We expect to have about \$263k in reserves at the end of 2023. We estimate that we will add about \$120k to reserves in 2024. We are still getting estimates for a pump house repair which will be paid from the operating account.
5. **Landscaping** (Rob): Completed for the year. The season runs April to November. Snow removal is next. We believe we have another year on the landscape contract.
6. **Website** (Dave): Violation Form wording has been finalized; waiting on physical form from HOA attorney to distribute to HOs. To be effective as of January 1.
7. **Maintenance** (Shari): Roof on 1/2 of an 8 unit building on the south side replaced last month. Paid for out of reserves. Gutter cleaning completed. Maintenance projects completed for 2023. Obtaining bids for pump house issue.
8. **Lighting** (Sayyid Q. and David B.): Replacement of front lights with LED. Front ground lights to be replaced as needed. Porch light inventory to be replenished.
9. **Reserve Study / City Water project:** no update.
10. **Annual meeting:** Annual Meeting Agenda discussed. To implement running log of key Board decisions and expenditures for easy reference.