



Minutes from Linden Tree Lane HOA Annual Board Meeting January 16th, 2024

1. **Attendance:** Board members: Dave, Shari, George; Ken Walter (Treasurer), Dawn (Yellowstone Landscaping's representative), Sayyid Q. 4294, Jim L. & Barbara S. 4254, Dennis W. 4281, Marija N. 4246, Bonnie F. 4275, David C. 4220, Soo K. 4235, Steve L. 4263, Anne W. 4217, Austeja S. 4269, Lynn Z. 4222.
2. **Approval of Minutes from December Meeting**
3. **President's Overview:**
 - George (Vice President) initiated the meeting, reviewing the significant changes and movements within the organization in 2023, including Carol's assumption of the presidency and the transition in the resident electrician's role.
4. **Landscape Update for 2024 (Dawn):**
 - Plans for pond care focusing on algae control and shoreline maintenance.
 - Tree replacement strategy.
5. **Maintenance Report (Shari):**
 - Noted increased maintenance requirements due to aging infrastructure:
 - Roof and concrete road refurbishments.
 - Fence replacement and reinforcement.
 - Paving repairs.
 - Garage trim and overhang maintenance.
 - Downspouts extension.
 - Pillar repainting on the south side (with north side scheduled for 2024).
 - Roof replacement on half of an 8-unit building.
6. **Financial Overview and Forecast (Ken):**
 - Presented a comprehensive review of financial activities in 2023 and projections for 2024.
 - Noted a general increase in expenses.
 - Ending balance for 2023: \$267,000.
 - Projected ending balance for 2024: \$387,000.
 - Emphasized the importance of growing reserves to address significant expected expenses in the next 5-10 years.
7. **City Water Project Committee Update (Jim):**
 - Presented the rationale and benefits of transitioning to a softer water system:
 - Estimated capital savings of \$565,000 (or \$660 per year per unit) on well and pump house infrastructure.

- Annual savings of \$33,000 (or \$500 per year per unit) on water softener salt.
 - Compliance with EPA standards.
 - Operational cost efficiencies.
 - Access to Glenview police and library services (post-annexation into Glenview).
 - Avoidance of costly repairs for the deep well (estimates ranging from \$80,000 to \$97,000).
 - Potential savings of \$20,000 in garbage collection (pending confirmation).
 - Discussed financial implications:
 - Rough estimate of \$275,000 (or \$4,200 per unit) for the project.
 - Anticipated impact on property tax: approximately a 5% increase.
 - Approximate 40% increase in monthly water usage cost, based on a single meter system for the community.
 - Detailed the annexation process and its expected duration of 4 months.
 - Current focus on securing reliable contractors and meeting city requirements for sanitizing the water line.
 - Investigating the city's legal obligation for pavement and street maintenance, especially considering the street's narrow size.
 - Project timeline: More than 1 year away.
8. **Election of 4 new board members:**
- After a voting session conducted via Zoom and supplemented by paper and email ballots, the following homeowners were elected as new board members:
 - Victoria Mugnaini (Residence 4213)
 - Dave Lai (Residence 4215)
 - Angela Yoffe (Residence 4264)
 - Fatima Sozzer (Residence 4294)
 - These individuals will join the existing board member, Rob McNeil (Residence 4290), whose current term is scheduled to conclude on December 31, 2024.
 - A noteworthy motion was proposed by Dave Lai regarding the adjustment and staggering of board member terms. The objective of this motion was to create a more balanced term expiration schedule. Specifically, it aimed to ensure that the terms of three members would conclude simultaneously, followed by two members in the subsequent year, rather than the current structure of four and one. This restructuring is intended to facilitate a smoother transition and ease the process of filling board positions.
 - The proposed solution entailed assigning a one-year term to one of the four newly appointed members. This would align their term end date with that of Rob McNeil on January 1, 2025. George Thompson seconded this motion, and following a majority vote in favor, including a 'yes' vote from Shari Friedman, the motion was duly approved.
9. **Next meeting:** Tuesday January 30th, 2024, 7:30pm via Zoom