



Minutes from Linden Tree Lane HOA Board Meeting January 30th, 2024

1. **Attendance:** Board members; Ken Walter (Treasurer), Steve L. (4263), Jim L. (4254), Anne W. (4217).
2. **Approval of minutes** from the previous meeting.
3. **Financial** update by Ken W. for January 2024, noting that everything is normal.
4. **Landscape** report by Rob M., highlighting that activities are limited to snow removal.
5. **Maintenance** Dave L. reports detailing four issues, with two being minor and two ongoing roof-related issues.
6. **Website** Dave L.'s update confirming that billing has been transferred from George to Dave, with no further issues reported.
7. **Lighting** update from the Lighting Committee (Sayyid Q.): the electrician is currently fixing lights on a tree and exploring bulb fixture replacements on the ground.
8. **City Water Project with Jim L.:** Reserve funds discussion, focusing on a bid from Benchmark Construction Company for 275k, excluding permit costs and permanent pavement restoration, with additional breakdowns leading to a total of 389.5k. This includes well capping, engineering drawings, water meter, incorporation costs, and a 10% overage, resulting in a cost per home of 5.9k. Benefits and drawbacks of incorporation, such as garbage disposal and potentially snow removal versus a 5% increase in property tax, were discussed.
9. **New business** included Angela's resignation, Fatima's appointment as president, Vickie as vice president and maintenance head, and Dave as secretary. Finding new board member to fill in Angela's spot.
10. **Homeowner comments** Anne W (4217) addressed concerns about additional car parking. Potential extra parking will be considered (details coming soon).
11. **The next meeting** was scheduled for February 27 at 7:30.