



## Minutes from Linden Tree Lane HOA Board Meeting April 1<sup>st</sup>, 2024

1. **Attendees:** Board Members; Ken W. (Treasurer), Steve L. (Unit 4263), Jim L. (Unit 4254), Dennis W. (Unit 4281), Carol B. (Unit 4252), David C. (Unit 4220), Kira M. (Unit 4277)
2. **The minutes from the last** board meeting were approved unanimously.
3. **Treasurer's Report** by Ken W.: The financial status remains stable, with a focused discussion on the snow removal budget.
4. **Landscaping Update** by Bernie: Successful completion of spring cleaning across the property. Plans are underway to try out replacing aging junipers with alternative shrubbery and ground covers like ivy, suitable for shaded areas.
5. **Homeowner-related Maintenance** Update by Victoria (Vickie): Reported a fixed roof leak and repairs by Lars Inc for fences, including post and patio hinges.
6. **Community Maintenance** Update by Shari: The painting of pillars will resume shortly. Quotes are being sourced for power washing sidewalks, particularly on the north side to address low light areas.
7. **Website Maintenance** by Dave: Ongoing minor upkeep.
8. **Lighting** Update by Sayyid: Reported completion of tree light repairs and is in the process of obtaining quotes for repairing or replacing 14 ground lights and securing 12 tree lights. Issues found such as: complete fixture need replacement, wet box under the ground, cables from tree to the box has been dislodged...
9. **City Water Project** Update by Jim: Detailed financial benefits of the new city water project, including projected costs, savings, and ROI. Including:
  - **Projected Costs:** The estimated cost for transitioning to city water per unit ranges between \$5,000 and \$6,000.
  - **Annual Savings:** It's anticipated that the project will result in an annual saving of \$806 per unit, equating to approximately \$67 monthly.

- Return on Investment (ROI): The ROI for the city water project is projected to be between 4.5 to 6.3 years. This transition will also enable the association to opt-out from future well system reserve requirements, potentially increasing our reserve funds from 25.6% to 31.5%.
- Tax Implications: Minimal to no change in property taxes is expected.
- Contractor Quotes: Two contractor quotes were reviewed:
  - Benchmark Construction: Quoted at \$389,000.
  - Prairie Piping Inc.: Quoted at \$337,000.
- Both quotes are exclusive of permitting costs, bond, special insurance, and does not cover the repurposing of pump house equipment.
- Legal Consultation: The board plans to consult with an attorney to outline the best approach for presenting this project to homeowners, including the preparation and execution of the voting process. This is crucial for ensuring homeowners have all necessary information to make an informed decision.

#### 10. **New business**

- Landscaping and Snow Removal: The board is seeking quotes for landscaping and snow removal services. If you can help or have some referral in mind, let us know.
- EPA new requirement: Fatima will work with Murney on a water protection plan for our water source
- Extra Parking Tags: Implementation of a new parking tag system for overnight parking. Contact Dave for tag reservations.
- Board Member Terms: Announcement of updated board member terms, now available on the website.

11. **Homeowner Comments:** A homeowner reported issues with skunks, noted as not the HOA's responsibility.

12. **Next Meeting:** Scheduled for Monday, May 6th, at 7:30 PM via Zoom.