



## Minutes from Linden Tree Lane HOA Board Meeting May 9<sup>th</sup>, 2024

1. **Attendees:** Board Members (missing Fatima, Shari); Ken W. (Treasurer), Jim L. (Unit 4254), Pavel B. (Unit 4257)
2. **The minutes from the last** board meeting were approved unanimously.
3. **Treasurer's Report** by Ken W.: Actual expenses are on par with estimates. Year-to-Date Expenses: \$7,500 spent on lighting, addressing backlog of maintenance for the last few years.
4. **Landscaping Update** by Bernie: Currently comparing quotes and capacities from different landscape contractors.
5. **Homeowner-related Maintenance** by Victoria (Vickie): Fences issues involving two properties; Lars have been addressing them. A painter is scheduled to paint near the roof area of property at 4234.
6. **Community Maintenance** by Shari: Pillar painting on the north side begins next week. Gathering quotes for power washing sidewalks.
7. **Lighting** by Sayyid: Ongoing electrical repairs over the past three weeks; nearly all lane lights fixed (one remaining). Work has begun on back alleyway lights; some fixtures need replacement. Plans to replace front lights due to recurring bulb failures, estimated 2-3 weeks to complete.
8. **City Water Project** by Jim:
  - New finding: No changes in garbage fees; costs borne by homeowners.
  - Financial aid opportunity through the IL EPA's Public Supply Water Loan Program, offering lower interest rates.
9. **Homeowner Comments:** Jim's suggestion for the board to research Roofmaxx technology, which could extend roof life by five years at 20% of the replacement cost, potentially allowing more time to build reserves.
10. **Next Meeting:** Scheduled for Tuesday, June 11<sup>th</sup>