



Minutes from Linden Tree Lane HOA Board Meeting August 5, 2024

1. **Attendees:** Board Members (excluding Vickie and Bernie) Grace C., Jon S., Steve L, Barbara S, Dave L, Lynn, Ken W
2. **The minutes** from the last board meeting were approved unanimously.
3. **Treasurer's Report** Ken provided an overview of the July financial report, noting that expenses were lower than budgeted, primarily due to reduced landscaping costs. The group discussed options for earning interest on the community's reserve funds, with suggestions to explore money market accounts or CDs
4. **Landscaping Update** No update, not present
5. **Maintenance Update**
 - Homeowner related (Vickie) No update, not present
 - Community related: Shari reported on recent and upcoming maintenance projects, including the completion of roof repairs on one building and plans for gutter cleaning in the fall.
6. **Special Assessment Update:** The group reviewed the \$81,296 cost for the well repair and discussed the need for a special assessment to cover these expenses. Agreed to call special HOA meeting to vote on special assessment.
7. **Website Update:** None
8. **Lighting Committee Update:** None
9. **Update from City Water Project** Jim provided an update on the community's water system, noting that the recent issues with water hardness have been resolved. The group discussed the long-term plan for the water system.
10. **New Business: Board vacancy:** Fatima announced that she will be stepping down from the board, and the group discussed the process for filling the vacancy, including the need to hold a special meeting to vote on a new board member. The group agreed to solicit interest from homeowners and then hold a vote at the next scheduled meeting.
11. **Homeowners' comments:** none
12. **Next meeting:** Scheduled for Sept. 5, 7:30