

MINUTES OF LINDEN TREE LANE HOA MEETING

10/7/2024 via ZOOM

Board Members Present: Jon S., Shari F., Bernie A.

Board Members Absent: Lana R., Vickie M.

Others Present: Ken W (Financial Manager); Certain HOs

Meeting called to order by Jon S. at 7:33 p.m.

Motion by Shari F to approve last months meeting minutes

Second by Bernie A.

3 yes

0 no

0 abstain

HO comments: cable still strung up and across canopy of trees between 4245 and 4249 to north side of Lane.

HO comments: question about forming committees

Landscape:

Motion by Jon S to approve Yellowstone 3-ear landscape contract

Second by Bernie A

3 yes

0 no

0 abstain

Ken W to sign as financial manager

Lana to keep all contracts

Fall clean -up starting now to end of November; Yellowstone proposed planting of native species in bare areas.

Parking and snow issues discussed; increased cost to plow if cars are on Lane during plowing; current policy of no parking after 2” snow to be enforced with towing of vehicles left on Lane

Financial Report:

Motion by Jon S to keep anti-terrorism coverage in LTL Insurance Policy renewal (\$1300)

Second by Shari F.

3 yes

0 no

0 abstain

Discussion of proposed 2025 budget, based on increase of HOA Assessments to \$660/month per unit.

Compressor repairs:

Motion by Jon S for repair of not to exceed \$2400

Second by Shari F.

3 yes

0 no

0 abstain

No update on water softener meters or website; brief discussion about using resident specific login and password and placing more HOA info behind password protected wall. To be discussed further at next meeting.

Discussion of creating committees to get more residents involved with HOA: finance, social engagement, operations. To be further discussed.

New Business:

To research property management companies. Shari F to take lead.

To potentially switch board term expirations; no decision.

Per Bernie, possibility there is a restrictor in manhole in west end field (retention basin) that is preventing water from being removed from area after heavy rain.

Next meeting: 11/21/24 at 7:30 pm via ZOOM

Motion by Jon S to adjourn meeting

Second by Shari Friedman 3 yes

0 no

0 abstain