



Linden Tree Lane Homeowner's Association
Board of Directors Meeting
Thursday, January 23, 2025
7:30 p.m. via [Zoom](#)

1. Attendance
 - a. Board: Bernie, Lana, Jon, Pavel, Ujjawal
 - b. Members: Leo Klinstein, Steve Leighton, Carol Blake, Dennis Webster, Jim Liddle
 - c. Ken Walter (Finance Manager)
 - d. Meeting called to order (Jon) 7:35pm
2. Board orientation seminar scheduling with KSN Monday Feb. 10, 7:30pm
3. Board roles and responsibilities assignments **Vote for all roles: 5 Yea, 0 Nay, 0 Abstain**
 - a. President: Lana motioned, Ujjawal seconded Jon for role
 - b. Vice President (& Maintenance Commission): Jon motioned, Lana seconded Pavel for role
 - c. Secretary: Jon motioned, Pavel seconded Lana for role
 - d. Treasurer: Jon motioned, Lana seconded Ujjawal for role
 - e. Member at large (& Landscaping Commission): Lana motioned, Jon seconded Bernie for role
4. Approval of last month's minutes: Lana motioned to approve, Jon seconded.
Vote: 5 Yea, 0 Nay, 0 Abstain
5. Treasurer's report (Ken presenting)
 - a. Will work on transition with Ujjawal
 - b. Ken will investigate adding a second person to Chase account
 - c. Improve oversight: Consider requiring a second signer for expenses above a specified amount
6. Landscape update (from Bernie)
 - a. Level of snow / ice - Bernie to get quote for different levels of support.
 - b. Hornet's nest removal update
7. Maintenance update: Shari and Vicki to work through transition with Pavel, update routing of website requests
 - a. Community Pump house
 - i. Compressor replacement (Jon) -Completed
 - ii. Water softener meters - need repair
 - iii. IEPA notification - Gewalt to respond to IEPA
8. Lighting commission: no update (Sayyid not present)



9. City Water project: nothing to update (Jim)
10. Overnight Parking for snowy event: nothing to update
11. Professional HOA property management organization: no update (Shari not present)
12. HOA Software review (Lana)
 - a. Better for association to own rather than rely on a property management option (if the association goes that direction)
13. Communications update (Lana)
 - a. Tax appeasement update - more than half of owners have opted in to participate
 - b. Website updates will be made with the new board names & roles
 - c. Working on a shared Google drive and new email
14. Commissions: set up next steps
 - a. Finance
 - i. Adding new people (Ujjawal w/Ken)
 - ii. Help with handling sale closings which is very time consuming
 - b. Social
 - i. Jon & Lana to work on this
 - c. Operation
 - i. Adding new people (Pavel)
 - d. Come up with 1-3 specific tasks that commissions can take on
15. New business None
16. Schedule next meeting: February 20th, 7:30pm
17. Meeting adjourned 9pm: Jon motioned, Pavel seconded **Vote: 5 Yea, 0 Nay, 0 Abstain**