



Linden Tree Lane Homeowner's Association
Board of Directors Meeting Minutes
Thursday, February 20th, 2025
7:30 p.m. via [Zoom](#)

1. Welcome and introductions
 - a. Meeting called to order by Jon, at 7:33pm
 - b. Board: John, Ujjwal, Lana, Pavel,
 - c. Homeowners: Shari, Ken (Treasurer), Jim Liddle
2. Approval of last month's minutes: minutes approved, Jon motion/Lana second, 4/0 voted yes
3. Open Forum for Homeowner questions
 - a. Parking passes: discussion
 - b. Violations notices: discussion
4. Treasurer's report (Ken/Ujjwal) provided
5. Landscape update-No update
6. Maintenance
 - a. Community update (Pavel)
 - i. Fence- Pavel reviewing 2 bids.
 - ii. Gutters - Pavel reviewing 2 quotes
 - iii. Community Pump house (Jon)
 1. Water softener meters repair-trying to repair it, issue with the software
 2. IEPA update- Jon to confirm if it is required
 3. Catch basin-Back field water overflow, Pavel to work with Bernie on finding best vendor
 4. Water meters - Pavel to find better quote
 - b. Homeowners Maintenance (Pavel)-4241 Bella Shmaltsuyev to help homeowner, with operations
7. Lighting commission update (Sayyid) -No update
8. City Water project update (Jim) -
9. Discussion on next steps including meeting with Glenview and how to present to homeowners.
10. Professional HOA property management organization update (Shari) -Have 2 proposal and waiting on a third.
11. HOA Software review (Lana) No update
12. Communications update (Lana)
 - a. Tax appeasement all forms submitted
 - b. Website update: updated for new year and new board contacts



- c. ADT alarm and key priority to Pavel
- d. Centralized google drive now operational

13. Commissions (formerly Committees)

- a. Finance (Ujjawal) help with business cases,
- b. Social (Jon/Lana) Facebook page, whatsapp, bbq
- c. Operations (Pavel) Added Bella 4241,

14. Parking Red Tag update March

15. Reserve study -Jon to get quotes, Shari to provide vendors-March

16. Opt-in for digital communications: Jon to reach out to Omar

17. New business

- a. Any thing we can do about the lights??-Jon to ask KSN

18. Schedule next meeting: