



Linden Tree Lane Homeowner's Association
Board of Directors Meeting Minutes
Wed. March 26, 2025
7:30 p.m. via [Zoom](#)

1. Welcome and introductions
 - a. Board: Jon Seigel, Lana Razumov, Pavel Berkovich, Ujjawal Rastogi, Bernie Arends,
 - b. Financial Manager: Ken Walters.
 - i. Ken Walters resigning as financial manager as of 4/1/25
 - c. Homeowners: Carol Blake 4252, Jim Liddle, Soo Kang 4235, Sayyid Quadri 4295, Bella Shmaltsuev 4241, Steve Leighton 4263,
 - d. Call to order: 7:35pm
2. Approval of last month's minutes: Pavel moved to approve minutes, Ujjawal seconded
3. Homeowner comments
 - a. Steve-thanks to Ken for many years of service
4. Treasurer's report
 - a. Expenses higher due to fence repair and pump house expenses
 - b. Increased income due to back dues for paid parking tickets
5. Landscape update
 - a. Spring clean up coming up in April,
 - b. Tree trimming of our trees on Glenlake property- Bernie to get a quote.
 - c. Irrigation system to be tested and repaired as needed
6. Maintenance update
 - a. Pump house
 - i. Pavel raised concerns about high pump house maintenance costs (\$4-5k/month)
 - ii. Debate over necessity and cost-effectiveness of recent repairs
 - iii. Pavel to take charge of pump house maintenance going forward
 - iv. Board agreed to get specialist assessment of pump house equipment
 - b. Fence repair work discussed. In budget, will begin repairs
7. Lighting commission update
 - a. Sayyid-Getting lighting maintenance is done now since the weather is better. Fixed 15 ground lights
8. Parking update-red tag



- a. Current demand (need 3 more) exceeds 5 available red tags
 - b. Motion to increase to 8 red tags failed- Lans put forth a motion, Pavel seconded, 3 neys:Jon, Bernie, Ujjawal
 - c. Board to reassess total parking capacity before next meeting
 - d. Enforcement challenges discussed; considering Cook County Sheriff contract
 - e. Glenlake -checking with their corp. group, per update from Jon
9. City Water project
- a. Had a meeting with the village of Glenview officials last week, \$80K in
 - b. Estimated \$80-110k for Lake Michigan water connection from that meeting
 - c. Potential benefits: simplified maintenance, property value increase
 - d. Next steps: detailed cost analysis, homeowner education, community vote
 - e. Discussion
 - i. Different water: for home use and irrigation for plants
 - ii. Cost of closing the pump house
 - iii. School district would stay the same with Glenview annexation
 - iv. HOA would be billed for all units and it would cover the costs
 - v. Glenview would charge HOA for water. Assessment would cover those costs
 - vi. Discussion about cost of water based on estimates received so far, cost of capping the well, and individual cost per unit.
 - vii. Snow removal discussion as part of village-checking if they can plow our streets, if can tow any cars
 - viii. Need to compare tax bill comparison for our benefit
10. Reserve study- Jon got one estimate for \$3450, getting another vendor, and discussed that every 3-4 years is enough for us.
11. Professional HOA property management update -non
12. HOA software update-Discussed features that are not important: auto withdrawal, financial management is not important. Focus on a better website, communications experience, maintenance tickets.,
13. Glenlake Lights on South side update—Village has standards for number of lumens, not clear if doable. Jeane Grey -get photos, unit, photos, south side issue. Send email to everyone on the south side. Lana to follow up.
14. New business- GHA proposals for EPA, Pavel to handle, Source water protection plan. Pavel just received proposals. May need to schedule a special agenda.
15. Communications all digital opt-In work with Jon
16. Schedule next meeting-April 17th, 7:30pm
17. Meeting adjourned 9:35pm