

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 13, 2026

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, April 13, 2026 at 7:02 pm at the Acorn Woods Clubhouse.

Attendance – Present: W. Matthews
P. Bennett
K. Murphy
M. Stevens – EPI
Absent: B. Kothari
G. Pore

Homeowner Forum: No items.

Guest: None

Minutes: *Motion – Motion by K. Murphy to approve the minutes of the February 2026 meeting. Seconded by K. Murphy. Motion unanimously approved.*

Treasurers Report – G. Pore reviewed the financial statements as of January 31, 2026.

Total Checking/Savings	\$141,526.13	Total Accounts Payable	\$ 485.52
Total Acct Receivable	\$ 44,250.84	Total Other Current Liab	\$ 67,972.05
		Total Current Liabilities	\$ 68,457.57
Total Other Assets	(\$ 33,000.00)	Total Equity	\$ 84,319.40
Total Assets	\$152,776.97	Total Liabilities & Equity	\$152,766.97

Motion – Motion by K. Murphy to approve the Treasurer's report for January 31, 2026 as presented. Seconded by W. Matthews. Motion unanimously approved.

Management Report – presented by M. Stevens

- Landscaping and snow removal – Board requested bidding out landscaping and 26+27 snow removal services.
- Management is scheduling additional quotes for camera installations. W. Matthews requested quote from ADS as well.
- Janitorial Service – Several concerns over service and items being missed. Board is in communication with Majesty about the service concerns. Power Washing was decided to hold off on for this time.
- Discussion regarding dryer vent cleaning for \$*****. Motion made by W. Matthews to approve, seconded by K. Murphy, approved unanimously.

***Linden Woods Condominium Association
Meeting Minutes***

- Laundry Room Remodel – Manger requested to determine what building is in worst condition and advise Board. Bunty will have to talk to Adam to confirm labor cost and determine any material increases.
- Discussion of light fixtures for possible review for the Board.
- Requested to determine which crawl spaces to have cleaned this summer.
- Discussion related to removal of satellite dishes that are not being used.

Old Business – There was no additional Old Business to come before the Board.

New Business – There was no New Business to come before the Board.

Sales – No recent sales

Adjournment

Motion by W. Mathews to adjourn the meeting at 8:57 pm. Seconded by K. Murphy. Motion unanimously approved.

***Respectfully Submitted,
EPI Management Company, LLC***