

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 10, 2025

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, February 10, 2025 at 7 pm at the Acorn Woods Clubhouse.

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

Homeowner Forum: Unit owners discussed water leak in 1201, dirt in front of 1201 and towing a car from the owner's parking space.

Minutes:

Motion – Motion by G. Pore to approve the minutes of the December 9, 2024 meeting. Seconded by P. Bennett. Motion unanimously approved.

Treasurers Report – G. Pore reviewed the financial statements as of October 31, 2024.

| | | | |
|------------------------|----------------|----------------------------|--------------|
| Total Checking/Savings | \$139,278.69 | Total Accounts Payable | \$ 42,740.16 |
| Total Acct Receivable | \$ 68,344.98 | Total Other Current Liab | \$ 53,917.70 |
| Total Current Assets | \$207,622.95 | Total Current Liabilities | \$ 96,657.86 |
| Total Other Assets | (\$ 33,000.00) | Total Equity | \$ 77,965.09 |
| Total Assets | \$174,622.95 | Total Liabilities & Equity | \$174,622.95 |

The Board directed Management to look into CDs and get information to the Board. The Board also discussed Bad Debt in Accounts Receivables.

Motion – Motion by B. Kothari to approve the Treasurer's report for January 31, 2025 as presented. Seconded by P. Bennett. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Intercom & Internet** – M. Stevens reported that the intercoms should be installed this month. Down payment has been paid. The antenna will be installed in the spring.
- **Repair Cleanout** – M. Stevens reported that New Dimensions quoted \$1,500 to remove the dirt, level the hill and put down a seed blanket.
- **1855 Building, Unit 1307** – Owner asked for dead bushes to be removed from the front of the deck. Cost to remove them is \$85. Management will check the bushes in the spring to determine if they are dead.

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

- **Garbage** – Discussion was held regarding hiring the Scouts to pick up garbage around Linden Woods mid-to-late March. The Board would supervise.
- **1850 Building, Unit 1208** – The owner reported that an odor like marijuana was detected in her unit and hallway from the neighboring unit. A notice can be sent warning them if it happens again they will be fined. Smoking is legal but cannot affect other units. An air purifier could be suggested.
- **1875 Building, Unit 2404** - Owners reported that packages are being stolen. Owners can have packages sent to an Amazon lockers at a pick up location or use Amazon key and it will be put inside the secure door.
- **Light Bulb Replacement** – M. Stevens will check the light bulbs after the meeting.
- **Pothole Patching** – Will inspect next month.
- **1870 Water Usage** – M. Stevens reported that water usage in December was high. The Board will look at usage next month and if it is still high, will do an inspection to find the cause.
- **Basement Cleaning** – Was approved at the last meeting and will be done by the end of February or beginning of March.
- **Dumpsters** – Discussion was held regarding the illegal dumping into the Association dumpsters and the installation of cameras.

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 – 1870 – 1101 - \$119,000
1870 – 3106 - \$160,000

Inspection Report –

Adjournment

Motion by G. Pore to adjourn the meeting at 8:51 pm. Seconded by B. Kothari. Motion unanimously approved.

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