

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 14, 2023

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, August 14, 2023 at 7:19 pm at the Acorn Woods Clubhouse.

Attendance – Present: B. Kothari
 R. Kraft
 S. Baker
 G. Fore
 M. Stevens – EPI

Absent: K. Sury

Minutes:

Motion - Motion by B. Kothari to approve the minutes of the meeting on June 19, 2023. Seconded by R. Kraft. Motion unanimously approved.

Guests: There were no guests present at the meeting.

Homeowner Forum:

Homeowner discussed scavenger service, blinds in the laundry room, dogs that are off-leash and the need for more lighting in the parking lot in front of 1855.

Treasurers Report – M. Stevens reviewed the financial statements as of 7/31/23

5/3 Money Market	\$104,036.58	Accounts Payable	\$ 1,824.00
5/3 Checking	\$ 33,942.75	Total Liabilities	\$ 66,261.13
Total Ckng/Savings	\$137,979.33	Total Equity	\$ 62,478.09
Accts. Receivable	\$ 25,583.89	Total Liability & Equity	\$130,563.22
Total Current Assets	\$130,563.22		

Motion – Motion by B. Kothari to approve the Treasurer’s report for July 31, 2023 as presented. Seconded by R. Kraft. Motion unanimously approved.

Management Report – presented by M. Stevens

- **2024 Budget** – M. Stevens reported that the 2024 budget will be discussed at the October meeting and voted on at the December meeting.
- **Tuckpointing** – M. Stevens reported that he received two bids for tuckpointing.

Motion – Motion by B. Kothari to approve Guadalupe Cervantes for tuckpointing at a cost of \$9,900. Seconded by R. Kraft. Motion unanimously approved.

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- **Garbage Corral Enclosures** – M. Stevens reported that he received two bids for installing two garbage corral walls and pads.

Motion – Motion by B. Kothari to approve Guadalupe Cervantes to install two garbage corral walls and two pads at a cost of \$14,900. Seconded by G. Pore. Motion unanimously approved.

- **1855 Building by Unit 2305** – M. Stevens reported that the wall repairs need to be addressed. He has received one quote for \$21,320 and will get two additional quotes.
- **Sebert Proposals** – M. Stevens presented a proposal for installing new top soil, seed and blanket for areas that did not take at a cost of \$1,225 and a proposal for aerating the lawn at a cost of \$1,220. The work will be done in late September/early October.

Motion by B. Kothari to approve the proposal by Sebert for installing new topsoil, seed and blanket at a cost of \$1,225. Seconded by R. Kraft. Motion unanimously approved. The Board did not approve aeration.

- **Insurance Policy Renewal** – M. Stevens reported that the insurance policy renewed on 7/29/23. Cost of the package policy is \$57,466 and the fidelity bond is \$759 for a total of \$58,205.
- **Energy Policy** – M. Stevens reported that cost to renew the energy policy for 1 year is \$0.06508; 2 year is \$0.06642 and 3 year \$0.06724.

Motion – Motion by B. Kothari to renew the energy contract for 3 years at \$0.06724. Seconded by G. Pore. Motion unanimously approved.

- **Scavenger** – M. Stevens reported that the scavenger contract renews on 3/24. The Board authorized Management to send a cancellation notice to begin negotiations for the new contract.
- **Green Machine Towing** – M. Stevens reported that Green Machine is looking at the circles for parking violations. Residents should contact EPI with violations and cars will be towed.
- **Cameras** - M. Stevens reported that he is continuing to work on this issue.
- **Electric Vehicles** – M. Stevens reported that the new law states that chargers installed by the owner are their responsibility. Once an owner requests a charger be installed, it will require additional investigation and will require a legal opinion.
- **Snow Removal** – M. Stevens will get quotes for snow removal for the October meeting.
- **October Meeting** – The next meeting will be held on October 9th.

Sales

- **1870 Building** – Unit 1110 - \$133,000

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Appeals –

Motion by B. Kothari to reverse the \$35.00 late fee for January for #3104. Seconded by R. Kraft. Motion unanimously approved.

Old Business

There was no additional Old Business discussed.

New Business

There was no additional New Business discussed.

Adjournment

Motion by B. Kothari to adjourn the meeting at 8:46 pm. Seconded by R. Kraft. Motion unanimously approved.

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