

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 12, 2022

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, December 12, 2022, at 7:03 pm at the Acorn Woods Clubhouse.

Attendance – Present: B. Kothari
 S. Baker
 R. Kraft
 S. Elmore – EPI

Absent: K. Sury
 K. Han

Guests: None

Minutes: Motion made by B. Kothari to approve the October 2022 minutes as submitted, seconded by R. Kraft, approved unanimously.

Treasurers Report – S. Elmore (EPI) gave the Treasurer's Report as of 10/31/2022:

Total Checking and Savings	\$143,018.93
Accounts Receivable	\$ 26,226.75
Total Assets	\$169,245.68
 Accounts Payable	 \$ 8,665.37
Total Current Liabilities	\$ 75,721.06
Total Liabilities and Equity	\$136,245.68

Management Report –

- **2023 Budget** – The Board reviewed the proposed 2023 budget. Steve explained the proposed increase is 5%. He explained the calculations of the budget and went through the summary page and several line items.

Motion – Motion by B. Kothari to approve the budget with a 5% increase. Seconded by R. Kraft. Motion unanimously approved.

- Hallway Painting – is nearing completion.
- Tuckpointing – Tuckpointing will be conducted in spring/summer 2023.
- Garbage Enclosures – Will be addressed in spring/summer 2023. One contractor management attempted to get quotes from will not do block. Looking at changing dumpster size to a larger size and would be a 30% savings.
- Vandalized intercoms – Intercoms should all be functioning properly at this time.

Meeting Minutes

- All exterior lighting was checked and at that inspection was ok.

Homeowner Forum –

Homeowners discussed requests for more lighting in the parking lot, cameras on the property and trash on the property. The Board said that they would have all of the existing fixtures on the exterior of the buildings and parking areas inspected to be sure every fixture is working properly.

Homeowner questioned Air BNB's. Per Steve a draft of proposed rules related to Air BNB's was submitted to the Association's attorney for review prior to the Association possibly submitting them to owners for review.

Homeowner questioned the election in August. Board advised there was an election and two members were elected.

Homeowner questioned improvements in lawn that did not take. Plan is to evaluate the areas again in the spring and then determine if new sod is installed or if seed blanket is installed.

Adjournment-

The meeting was adjourned at 7:47 pm.

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