

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 12, 2024

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, February 12, 2024 at 7:03 pm at the Acorn Woods Clubhouse.

Attendance – Present: B. Kothari
 S. Baker
 G. Pore
 M. Stevens – EPI

Absent: K. Sury
 R. Kraft

Minutes:

Motion - Motion by B. Kothari to approve the minutes of the meeting on December 11, 2023. Seconded by G. Pore. Motion unanimously approved.

Guests: There were no guests present at the meeting.

Treasurers Report – G. Pore reviewed the financial statements as of 12/31/23.

Total Ckng/Savings	\$158,084.26
Total Other Assets	\$ 33,000.00 (Allowance for Doubtful Accts)
Total Current Assets	\$125,084.26
Total Accounts Payable	\$ 15,857.94
Total Current Liability	\$ 81,244.47
Total Liability & Equity	\$125,084.26

The Board discussed the high-water usage at 1870 building and sending out an email blast to unit owners to look for running toilets and faucets. The Association can recommend a plumber if needed and if the usage is still high next month, they will send out a plumber.

Motion – Motion by B. Kothari to approve the Treasurer’s report for December 31, 2023 as presented. Seconded by S. Baker. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Snow Removal** – The Board is unhappy with the snow removal services this year and recommended that Management follow up with them and let know they are disappointed in the service. The Board also discussed using volunteers for shoveling but since it is a liability issue, Management will check with the attorney.
- **Landscaping** – M. Stevens reported that he received quotes from four contractors. Discussion was tabled to give the Board more time to review the quotes.

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

- **Intercoms/Internet** – The Board directed Management to get additional quotes to compare with Intelligent Infrastructure. The Board requested Management ask Intelligent Infrastructure for a discount since he has been given more work.
- **1870 Building, Unit 1105** - Owner is requesting reimbursement for their contractor clearing a drain line for the furnace in the amount of \$135. This is a unit owner responsibility or can be split between the units that share the drain line. The amount will be reimbursed but in the future owners should contact EPI and the Association will pay and bill all three unit owners.

Old Business

- **Laundry Room Doors** – A sample frosting was added to the door in the 1850 building. A sample spray frost will also be added to the door.
- **Lighting** – Management is getting quotes for new pole lights and will then confirm the location of the poles.

Motion by B. Kothari to purchase the 5000k light bulbs for the light fixtures. Seconded by G. Fore. Motion unanimously approved.

- **Parking** – Discussion was held regarding cars that are illegally parked.

New Business

- **Roaches in 1855/1870 Buildings** – Management will have all units and common areas treated in both buildings.

Homeowner Forum

Adjournment

Motion by B. Kothari to adjourn the meeting at 8:54 pm. Seconded by G. Pore. Motion unanimously approved.

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