
LINDEN WOODS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTOR'S June 14, 2021 VIRTUAL MEETING MINUTES

In Attendance: Brian Maule, President, Bundy Kothari – Treasurer, JoAnne Winkler, Secretary, Roberta Kraft, Director, Steve Elmore, EPI Property Manager

I. Call to Order and Roll Call 7:00 P.M. with Quorum Established.

II. Approval of April 12, 2021 Minutes-Motion to Approve by Brian Maule, Seconded by Robert Kraft, Board Approved

III. Treasurer's Report – As of May 31, 2021.

1. Assets \$430,359.77 - Motion to Approve by Brian Maule, Seconded by JoAnne Winkler - Board Approved

IV. Management Report – Inspection Report presented. Attorney has sent collection letter to Homeowners that are in arrears of \$500 and over.

V. Old Business

1. Laundry Machine Inspection – Status – Repairs Completed.

2. Homeowners Census Information - New Rule regarding a Required Census Card Form submission once a year from all Homeowners. Census Cards have been sent to owners and will become a new rule within the Rules and Regulation.

3. Parking Placards - New Parking Tags will be distributed following the receipt of Parking Pass information from all Homeowners

4. Foundation Wiring Project Status – Buildings 1870 and 1855 are complete. Buildings 1875 and 1850 scheduled.

5. Carpet Cleaning Project – Placed on hold until decision for installation of Vinyl Flooring is determined.

6. 1870 Entry System Replacement – Installation Completed.

7. Dryer Vent Cleaning – Completed in all Laundry Rooms

8. Hallway/Stairway Vinyl Decking – Initial Test Installation was discussed and determined to be the 1st floor of the 1855 Building. Motion to approve by JoAnne Winkler, 2nd by Roberta Kraft, Board Approved

VI. New Business

1. Tree Replacement 1875 Street Side – Steve will investigate and forward pictures to board for approval.

2. Concrete Repairs – Waiting for Bids

3. Lockbox Bar Installation – Board Approved

4. Curb Painting – Discussed. Bundy Kothari will follow up to get pricing

5. Stone Replacement surrounding buildings – Request bid

VII. Open Forum

VIII. Adjournment to Executive Session

IX. Open from Executive Session-No Items to be consider

X. Adjournment – 8:32 pm Next Scheduled Meeting – Annual Meeting - August 9, 2021 at 7 P:M Linden Woods Condominium Association Clubhouse.