

# LINDEN WOODS CONDOMINIUM ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

May 15, 2023

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, May 15, 2023, at 7:05 pm at the Acorn Woods Clubhouse.

**Attendance** – Present:       B. Kothari  
  S. Baker  
  R. Kraft  
  M. Stevens – EPI  
Absent:                       K. Sury  
  K. Han

**Guests:** None

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

**Treasurers Report** – M. Stevens (EPI) gave the Treasurer’s Report as of 3/31/2023:

Total Checking and Savings	\$167,222.73
Accounts Receivable	\$ 30,281.03
Total Assets	\$197,503.76
Accounts Payable	\$ 8,245.02
Total Current Liabilities	\$ 83,828.43
Total Liabilities and Equity	\$164,503.76

**Management Report** –

- Board requested management obtain bids for garbage enclosures.
- Board requested notices be posted in the laundry rooms to not use powder and remove clothes timely.
- Board discussed towing time for commercial vehicles to 8PM. Motion made by B.Kothari, seconded by B. Kraft, approved unanimously.
- Board requested tuckpointing quotes for entrances where needed.
- B. Kothari requested notices be posted to clean out the storage rooms by June 15.
- B. Kothari requested amount of income collected through the application.
- Census fines were discussed. Motion made B. Kothari, seconded by B. Kraft, to reverse fines for those that submitted their census cards. Approved unanimously.
- Board requested notices be posted regarding dog owners picking up after the dog and using designated areas.
- Board requested looking into camera installation quotes.
- Board discussed several potential projects for this year.

***Meeting Minutes***

**Homeowner Forum** –

Homeowners discussed requests for more lighting in the parking lot, cameras on the property and trash on the property and landscaping concerns.

Homeowner questioned the election in August. Board advised there was an election and two members were elected. Management will post results of the election in the bulletin boards.

Homeowner questioned improvements in lawn that did not take. Plan is to determine if new sod is installed or if seed blanket is installed. Quotes will be obtained.

**Adjournment-**

***The meeting was adjourned at 8:11 pm.***

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