

LINDEN WOODS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTOR'S MEETING Minutes October 11, 2021

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

I. Call to Order and Roll Call 7:24 P.M. with Quorum Established

II. Approval of August 9, 2021 Minutes-Motion to Approve by Brian Maule, Seconded by Robert Kraft, Board Approved

III. Treasurer's Report – As of September 30, 2021

1. Total Assets \$362,505.88- Motion to Approve by Brian Maule, Seconded by Kevin Sury, Board Approved

IV. Management Report – Complete Management Report was provided to all Board Members.

V. Old Business

1. Census Card Review – Notices of fine will be sent to those Homeowners that have not returned Census Card.

2. NICOR – Arrangements have been made for monthly payments related to previous unpaid invoices totally \$16,371.81 (Management Company negotiated the \$2,866.68 late fees be waived)

3. Foundation Wiring Project – All repairs are complete in all buildings.

4. Hallway/Stairway Vinyl Decking – Bids for new flooring for all buildings was presented. The Bid from Suburban Maintenance was proposed for approval by Brian Maule, Seconded by JoAnne Winkler and Board Approved.

5. Concrete Repairs – All contracted Concrete Repairs have been completed. There are additional repairs will need to be addressed in the future.

6. Laundry Machine Replacements – Board requested Leasing Bids be obtained.

7. New Car Stop Installation – Completed on west side of parking lot by the creek

8. Replacement Trees – Postponed until Spring of 2022

9. Concrete Curb Painting – Completed

10. Snow Removal Contract – Bid from Terry Bennet was presented. Approval by Bundy Kothari, Seconded by Brian Maule, Board Approved

VI. New Business

1. 2022 Mulching – Bids Requested

2. Deck Power Washing – Bids Requested

VII. Open Forum

VIII. Adjournment to Executive Session – Brian Maule, Seconded by Kevin Sury, Board Approved

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

X. Adjournment – 9:14 pm Next Scheduled Meeting – December 13 2021 at 7 P:M