

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 9, 2023

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, October 9, 2023 at 7:00 pm at the Acorn Woods Clubhouse.

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

Absent: K. Sury

Minutes:

Motion - Motion by B. Kothari to approve the minutes of the meeting on August 14, 2023. Seconded by R. Kraft. Motion unanimously approved.

Guests: There were no guests present at the meeting.

Treasurers Report – M. Stevens reviewed the financial statements as of 8/31/23.

5/3 Money Market	\$104,036.58
5/3 Checking	\$ 40,726.05
Total Cchecking/Savings	\$144,762.63
Accounts Receivable	\$ 26,372.45
Total Current Assets	\$138,135.08

The Board discussed the high cost of the AT&T bills. The Board directed Management to send the bills to B. Kothari. He will analyze the bills and see what other options are available.

Motion – Motion by B. Kothari to approve the Treasurer’s report for August 31, 2023 as presented. Seconded by R. Kraft. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Masonry Work** – M. Stevens reported that the work on the buildings has been completed. Work on the dumpster corrals was delayed because of the rain. By the 1855 building, the foundation wall behind the dumpster will be approximately 3’ higher to try to lessen the illegal dumping issue.
- **Dryer Vent Cleaning** – M. Stevens reported that he received two bids for dryer vent cleaning.

Motion – Motion by B. Kothari to approve dryer vent cleaning by My Window Washing in the amount of \$880. Seconded by G. Pore. Motion unanimously approved.

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- **Snow Removal** – M. Stevens reported that he received four bids for snow removal.

Motion – Motion by B. Kothari to approve Berry Landscaping in the amount of \$6,800 for snow removal with the understanding that Management will get a bid from the Acorn Woods’ contractor and if the cost is less, hire that landscaper. If it takes too long to get a bid, the Board will go with Berry. Seconded by G. Pore. Motion unanimously approved.

- **Landscaping** – Management will get bids for the February meeting.
- **1870 Building, Unit 1110** – Owner is requesting reimbursement for their contractor clearing a blockage in the main line. Contractor cleared the pipe without Management or Board approval of \$233.96.

Motion – Motion by B. Kothari to approve reimbursing 1/3 of the \$233.96 paid to the contractor by the homeowner to clear a blockage in the main line. Seconded by S. Baker. Motion unanimously approved.

- **Cameras/Parking Lot Lighting** - M. Stevens reported that he and B. Kothari met with the Aurora Police Department. The Police Department stated that the increased parking lot lighting is more effective than cameras.
- **ATT Bills** – Discussion was held regarding installing magic jacks for approximately \$200 per year. Management will get quotes and the Board will respond over email.
- **2024 Proposed Budget** – The Board approved a 5% increase in the proposed budget for 2024. The budget will be emailed to all homeowners and approved at the December meeting.
- **Board Positions** – The Board approved the following positions:

President – B. Kothari
Treasurer – G. Pore
Secretary – S. Baker
Director – R. Kraft
Director – K. Sury

- **December Meeting** – The next meeting will be held on December 11th.

Old Business

There was no additional Old Business discussed.

New Business

There was no additional New Business discussed.

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Homeowner Forum

Homeowner discussed the cost of replacing a parking tag which is \$500.

Motion – Motion by G. Pore to change the rules and regulations to update the cost for replacement of a parking tag to \$50 for the first time and \$250 for the second incident. Seconded by B. Kothari. Motion unanimously approved.

Adjournment

Motion by B. Kothari to adjourn the meeting at 8:56 pm. Seconded by G. Pore. Motion unanimously approved.

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