

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 8, 2026

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, June 8, 2026 at 7:02 pm at the Acorn Woods Clubhouse.

Attendance – Present: G. Pore
W. Matthews
P. Bennett
K. Murphy
M. Stevens – EPI
Absent: B. Kothari

Guest: Aurora Police Dept.

Minutes: *Motion – Motion by W. Matthews to approve the minutes of the April 2026 meeting. Seconded by K. Murphy. Motion unanimously approved.*

Treasurers Report – G. Pore reviewed the financial statements as of May 31, 2026.

Total Checking/Savings	\$180,717.52	Total Accounts Payable	\$ 535.52
Total Acct Receivable	\$ 44,586.70	Total Other Current Liab	\$ 64,878.10
		Total Current Liabilities	\$ 65,413.62
Total Other Assets	(\$ 33,000.00)	Total Equity	\$ 126,890.60
Total Assets	\$192,304.22	Total Liabilities & Equity	\$ 192,304.22

Motion – Motion by G. Pore to approve the Treasurer's report for May 31, 2026 as presented. Seconded by W. Matthews. Motion unanimously approved.

Management Report – presented by M. Stevens

- Landscaping and snow removal – Board requested bidding out landscaping and 26+27 snow removal services.
- Camera installation quotes were discussed. Board requested ADS quote be emailed once received for advanced review. Board asked if ADS would give discount since already a customer.
- Janitorial Service – Discussion over services occurred. Board stated the job is getting better. Wanda will discuss some concerns over glass cleaning and equipment used.
- Insurance Coverage was discussed. Management advised that the broker was working on obtaining quotes from multiple companies. Once quotes were received by management, they would be forwarded to the Board for review and decision due to renewal deadline.

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

- Laundry Room Remodel – Board had previously approved 1855 for remodel. Management and B. Kothari to coordinate scheduling with dryer company due to the required machine relocation during project.
- Board requested term and end date of the laundry machine contract.
- Removal of satellite dishes not being used will be scheduled once weather and contractor schedule permits.
- Board stated to post notices for owners to tag their bikes and those not tagged would be removed by the Association.
- Board asked if Nicor would conduct an inspection of gas lines.

Old Business – There was no additional Old Business to come before the Board.

New Business – There was no New Business to come before the Board.

Sales – 1870 #2104 for \$130,000

Adjournment

Motion by B. Kothari to adjourn the meeting at 8:36 pm. Seconded by K. Murphy. Motion unanimously approved.

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