

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 9, 2025

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, June 9, 2025 at 7:04 pm at the Acorn Woods Clubhouse.

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

Homeowner Forum: Unit owners discussed dogs not picked up after, leaning evergreen and ivy removal.

Guest: Aaron from Dazzos Towing. Aaron provided information on Dazzos services.

Minutes: *Motion – Motion by B. Kothari to approve the minutes of the June 2025 meeting. Seconded by W. Matthews. Motion unanimously approved.*

Treasurers Report – G. Pore reviewed the financial statements as of April 30, 2025.

Total Checking/Savings	\$126,508.65	Total Accounts Payable	\$ 35,710.23
Total Acct Receivable	\$ 75,218.31	Total Other Current Liab	\$ 67,537.04
		Total Current Liabilities	\$ 103,247.27
Total Other Assets	(\$ 33,000.00)	Total Equity	\$ 65,479.69
Total Assets	\$168,728.96	Total Liabilities & Equity	\$167,726.96

Motion – Motion by B. Kothari to approve the Treasurer's report for April 30, 2025 as presented. Seconded by W. Matthews. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Internet** – M. Stevens reported that scheduling of remainder of internet and antenna process will be scheduled with Comcast to install the required line and then Intelligent Infrastructure to finish the antenna installation in the upcoming weeks.
- **Insurance Renewal** – M. Stevens reported that State Farm for a total of \$61,936 for the package policy. Umbrella policy is for \$564 for a grand total of \$66,401. Additional quotes have been requested. Policy will be renewed if additional quotes cannot be obtained due to more companies limitations on offering policies to condo associations.
- **Landscaping** – New Dimensions quote for regrading 1850 plumbing repair area and installation of plantings was discussed. Motion by B. Kothari, seconded by P. Bennett to approve New Dimensions. Motion approved.
- **Janitorial** – Several proposals were discussed. Board requested additional proposals and will look into additional companies as well.

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

- **Tree Trimming & Removal** – Proposal from MH Tree was discussed. Manager advised that requests were into Homer, Davey, NIC Tree, and Ducks Tree without response. Motion made by G. Pore and seconded by P. Bennett to approve MH Tree. Approved unanimously.
- **Roach Treatment for 1850 + 1870** – Board discussed recent complaints of roaches in these buildings. Board stated the 1850 treatment as it's the first one will be paid by the Association. As the 1870 treatment was paid for in 2024 by the Association, this treatment will be billed back to each owner in that building. Motion made by G. Pore, seconded by W. Matthews. G. Pore, W. Matthews, P. Bennett approved, B. Kothari opposed.
- **Board requested quotes for pothole patching.**
- **Board requested all work order requests excluding emergencies such as plumbing and broken doors, be submitted to the Board.**
- **Board advised that any contracted work or normal bills can be approved without Board approval. Non approved or contracted work is to be submitted to the Board for approval.**
- **Towing** – Discussion were held regarding a towing company change. W. Matthews motioned to change to Dazzos Towing, seconded by G. Pore, approved unanimously.

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 – 1850 – #1208 - \$160,000

Adjournment

Motion by B. Kothari to adjourn the meeting at 9:04 pm. Seconded by W. Matthews. Motion unanimously approved.

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