

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 14, 2025

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, April 14, 2025 at 7:05 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.

Minutes:

Motion – Motion by B. Kothari to approve the minutes of the February 2025 meeting. Seconded by W. Matthews. Motion unanimously approved.

Treasurers Report – G. Pore reviewed the financial statements as of March 31, 2025.

Total Checking/Savings	\$135,346.92	Total Accounts Payable	\$ 34,963.45
Total Acct Receivable	\$ 72,929.05	Total Other Current Liab	\$ 57,298.62
		Total Current Liabilities	\$ 92,262.07
Total Other Assets	(\$ 33,000.00)	Total Equity	\$ 77,965.09
Total Assets	\$175,275.97	Total Liabilities & Equity	\$175,275.97

Motion – Motion by G. Pore to approve the Treasurer's report for March 31, 2025 as presented. Seconded by B. Kothari Motion unanimously approved.

Management Report – presented by M. Stevens

- **Intercom & Internet** – M. Stevens reported that the intercom buzzing in 1855 is due to the door strike being old and having loose parts.
- **1850 Repair Cleanout** – M. Stevens reported that New Dimensions quoted \$1,500 to remove the dirt, level the hill and put down a seed blanket. Motion by G. Pore, seconded by B. Kothari to repair area. Motioned approved.
- **Landscaping** – New Dimensions quote for \$11,040 for 2025 and \$11,360 for 2026. Motion by B. Kothari, seconded by P. Bennett to approve New Dimensions. Motion approved.
- **Dryer Vent Cleaning** – Mr. Natural quote for \$1,312 discussed. Motion by B.Kothari, seconded by W. Matthews to proceed with cleaning. Motion approved.

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

- **Board requested quotes for janitorial service.**
- **Board requested potholes be looked at for patching.**
- **Census Card Fines** – Board approved reversing fines for the units that submitted the cards.
- **Garbage** – Discussion was held regarding hiring the Scouts to pick up garbage around Linden Woods mid-to-late March. The Board would supervise.
- **1850 Building, Unit 3210** – Balcony camera pointing to his parking space was approved unanimously.
- **Aurora Police Meeting Attendance** – Board requested management see if the Aurora Police would be able to attend the June Board Meeting.
- **Towing** – Discussion related to towing was discussed. B. Kothari notified the Board that a contractors van was towed for expired license plate and was requesting reimbursement to the contractor. After discussion Board approved ceasing monitoring by Green Machine and to tow only based on phone call requests. Board unanimously approved reimbursement of towing cost to contractor that was towed.

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 8:28 pm. Seconded by W. Matthews. Motion unanimously approved.

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