

MINUTES
Annual Meeting for Linden Park Homeowners Association, Inc.
April 09, 2008

1. Roll Call was obtained via a sign-in sheet and Proof of Notice of Meeting was shown.
2. Introduction of Tara Furst with DSI Real Estate Group, the Management Company contracted by Veridian to manage the Association. Jeff Greenlee was introduced as the representative for Veridian Homes.
3. Old Business:

Annual Assessment Information:

On an annual basis, each Association member will receive an Association invoice for the following year, between the months of November and December. Association dues are billed annually, and full payment is required during the month of January each year. According to the Association documents, if payment is not made by January of each year, a late fee will be assessed and a lien will be placed on the home. In addition, any delinquent accounts will be sent to collections.

All homeowners association dues for the 2008 year that have not been paid are now past due and have been assessed a 10% late fee. If you have not made your payment, please visit www.dsirealestate.com to make your association dues payment. (Currently, one homeowner has not paid the 2008 dues)

Conveyance Information:

Veridian Homes will remain the Board of Directors until 75% of the lots are sold. At that time, the Association conveys to the neighborhood and you may elect your own Board of Directors. (Volunteers may be asked to come forward if there are not enough homeowners present to hold a quorum.) The Board of Directors can choose to employ DSI or another management company to manage the Association. Your neighborhood is estimated to be at 13%.

Architectural Control:

Any Architectural concerns such as fence installation, landscaping requirements, or to report a violation must be directed to the Architectural Control Committee at Veridian Homes – Attention: Angie Christensen 226-3097 or achristensen@veridanhomes.com. Details regarding this information can be found in your neighborhood Covenants & Deed Restrictions. If any homeowner needs a replacement copy of the neighborhoods Covenants & Deed Restrictions they can contact Veridian Homes at 608-226-3100 or visit your Association website.

DSI Website

Any homeowner can access their neighborhoods information by going to www.dsirealestate.com and clicking on the homes/condos link. You will need a login and password:

Login: lindenpark
Password: password

Deed restrictions, maps, budgets, calendar of events and neighborhood notices/postings can be found at this site. Also, the Architectural Approval Form is here for your convenience. Remember, any architectural or aesthetic changes must be approved by Veridian. A list of criteria in regards to modifying the outside of your home and the landscaping can be found under the covenants and deed restrictions.

5. New Business: The floor was then opened to new business.

Q.) Sarbpal Hundal asked what the timeframe is for the snow to be plowed off the streets and carriage lanes.

A.) **Information on Snow Removal from the City of Madison**

Information Obtained from the Eastside Streets Department

Please instruct homeowners in the City of Madison to call the following numbers regarding Carriage Lane and City Street snow removal.

Important Phone Numbers:

Eastside Snow Removal: 246-4532 – Chris Kelly
Westside Snow Removal: 266-4681 – John Marshall

GENERAL RULES FOR CITY SNOW REMOVAL

Under 3 inches:

- The City only plows the main streets – salt (rarely salt) & sand only if needed
- Nothing is done to the Carriage Lanes or Side Streets

3 inches or above - “General Plow”:

- A General Plow addresses Carriage Lanes and all City Streets
- Takes a minimum of 10-12 hours to do a General Plow
- Will not start a General Plow until after it has stopped snowing
- Will plow every street in Madison including Carriage Lanes
- Will only use salt on Main Streets
- City Streets have priority to be done first
- Will only sand intersections and hills
- Will never salt or sand Carriage Lanes

Other Information to Keep in Mind:

- Someone always has to be at the end of route.
- City will not plow on demand! They have efficient routes they stick to.

- The City will not service an area in the middle of a snowstorm because a homeowner has called in a request – ***it is a linear process, someone has to be first and someone has to be last.***
- If a homeowner gets snow in their driveway from a City plow, the City cannot avoid it and the homeowner will have to clean their driveway.

Q.) It was noted that there is a lot of construction debris in the neighborhood.
What can be done about it?

A.) If you are seeing construction debris from new homes being built please contact Veridian and they will clean it up.

Q.) What snow removal is the association responsible for?

A.) The association is responsible for the snow removal of OL's 1, 5, 6, 12, 17 & 19.

With no further questions the meeting was adjourned at 6:20PM.