

MINUTES
Annual Meeting for Linden Park Homeowner's Association, LLC
April 2, 2015

- 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.**
- 3. Old Business: Reading of Minutes of Prior Meeting and *new comments*:**

POSTAL SERVICE REMINDER: Please clear paths in front of mailboxes to avoid mail service interruptions during winter.

Q: Why did we have a shortfall?

A: Veridian Homes no longer covers liability insurance for the common areas, so the association is now responsible for covering this. Also, due to the bad winter, we went over on snow removal.

Q: Is Veridian Homes still in charge of the HOA? When does it turn over to the association?

A: Yes, Once all lots have been sold.

Q: What can be done in regards to the school's landscaping?

A: The school has nothing to do with the Association. The city will need to be contacted.

Q: What are the guidelines for stained fences?

A: Stained fences need to be the same as the lightest color of house trim. All regulations can be confirmed through the ACC.

Q: There is a lot of construction trash, how do we resolve this?

A: Tara contacted Veridian Homes. They cleaned up the neighborhood.

Q: Why are the carriage lanes considered private removal for trash?

A: Per the covenants, the association is responsible for covering trash removal on the carriage lanes.

Q: Who approves landscape changes or additions?

A: The ACC approves all changes or additions. They can be reached at acc@veridianhomes.com.

New comments: It's Veridian's goal and anticipation that all lots will be sold and turned over to the new association Spring of 2017.

Jeff Rosenberg is on ACC. There are others and they work at Veridian.

- 4. New Business:**

Q: How does HOA and ACC convey?

A: They are conveyed at the same time. Volunteers should be on already on board.

Q: Who manages it at that point?

A: The board of volunteers and DSI manage it. HOA's are either Veridian or Condos.

Q: How do decisions work?

A: There's an election and quorum of 51%.

Q: How many are delinquent on their dues?

A: There are 34 delinquent on their dues.

Q: How do you collect unpaid dues?

A: Liens are filed. Usually there are about 6 liens per year. They are usually all filed at the same time.

Q: How successful are you in collecting on them?

A: We usually collect. It has gotten harder to collect when banks take over a foreclosure.

Q: How do you keep track of new owners?

A: Usually a HUD and Title notice from Veridian. Notices go to old owner and then we update to new owner.

Q: When are dues due?

A: They are due in January.

Q: How much are they now?

A: \$176.42.

Q: What does P&L include?

A: P & L could include prior years or a few years before actual.

Q: Who does trash removal?

A: Private company does trash removal that covers carriage lanes. City won't do trash removal in carriage lanes. City does snow removal in carriage lanes. Stickers are needed for large items. It is unlimited for recyclables.

Q: Can something be done about the park sign?

A: Park sign is destroyed and repeatedly gets destroyed. Post is still there with nails on it. We will have maintenance take care of it.

Q: Who does lawn care?

A: Olson Toon maintains lawn care.

Q: Can something be done about the open area where the grass is not as nice as the rest?

A: It needs attention and we will mention it to lawn care.

Q: Bees were very bad last summer. There were many bee hives all over.

A: Bees were bad all over last year.

Q: Retaining stone wall has stones popping out.

A: We can check into that.

Q: Water drains in same place and is dark and oily. It's always wet in that spot.

A: We can look into that.

Q: Who does the fertilizing?

A: Fertilizer is done by TruGreen. It's not kid/pet friendly which would be a lot more expensive.

Q: Snow plow digs up lawn at the curve walkway. Will they repair it?

A: The snow removal company comes in spring and repairs the lawn.

Q: Do we need approval for landscaping?

A: Landscaping is approved through ACC/Veridian. Jeff Rosenberg is on committee.

Q: The Plat map does not look accurate.

A: Tara has requested an updated one.

Q: Will they clean up the construction debris?

A: Veridian will clean up the construction debris in the carriage way.

Q: Can they move non-permanent Linden Park sign on Sundance back more? It's too hard to see traffic pulling out.

A: We can have that moved.

Q: What is the accounting cost?

A: Accounting cost is the cost for the tax return by Baker Tilly.

Q: What is reverse?

A: It was short fall. Same left as last year. Infrastructure affects the budget.

Q: How does snow removal get billed?

A: Snow removal is per occurrence. Olson Toon does the snow removal.

Q: How are fees determined?

A: DSI fees are based on per home.

Q: Is there a contact directory of homeowners?

A: There is a web site: nextdoor.com to contact each other in the association. Then go to Linden Park.

As there were no further questions, the meeting concluded at 7:45 PM.