

MINUTES OF
EAST LINDEN ESTATES
April 13, 2022

The East Linden Estates Board of Directors held their monthly meeting on Wednesday, April 13, 2022 at the Elks on County Line Rd. The meeting began at 7:00 pm with a pledge of allegiance to the flag.

Board members in attendance: Johanna Garcia, Joan Roberts, Sharon Steck, Laura Diehm and Frank Artura, the board appreciates those residents in attendance.

A motion was made by Johanna to accept the minutes from December 8, 2021, second by Sharon all in favor.

Financial reported from Joan, the year end of January to December is \$21,005.87. Considering when we took over in 2009 we had approximately \$1500. We've done a good job because of the monies we've collected over the years. We will be spending some money, Jan/Feb 2022 balance is \$66,821.76.

We have seven chronics who owe us dues, the third and final notice goes out by April 15th, if not paid there will be a lien imposed. Some owe for eight years, others owe \$2600, \$1600. At this point we will seek legal council on foreclosure proceedings and the homeowner's will have to pay the legal fees. The homeowner has 30 days to pay otherwise foreclosure will start.

Joan mentioned the nature park looks fantastic and we'll keep it up. Johanna mentioned the eleven letters that where sent out and two responded. Johanna asked for a motion to accept the financial, Laura motioned, Sharon 2nd, all in favor.

ACC by Frank, Joe, Johanna and myself drove throughout the neighborhood to assess the need of clean up. I had mailed 154 letters. We got a lot of response, we had to enforce the letter with fines. The community is looking very nice as homeowners are cleaning up and maintaining their homes accordingly.

The signs are up at the nature trail and areas by DRA for curbing your dogs.

Terry there were some violations, he stated he tries to be fair but also enforcing the rules and restrictions. There are some who try to redefine the rules. Will continue following up on those, from prior months, who haven't kept up with the clean up.

RESIDENTS: There were a nice group of residents in attending some living here almost 35 years and some new comers. The residents in attendance expressed their happiness in living in our community. The new comers have expressed their choosing our community because of the properties being kept up expressed their appreciation the of the the board and it's deligent works in keeping our community beautiful.

A resident expressed his situation when moving into his home, he wasn't sure of the restrictions but has come to appreciate the community. There was converstation regarding a welcoming committee to new homeowners.

A resident on Jessica Drive has very high hedges that exceed past their home, the restrictions stipulate they cannot pass the corner of your home, this can be a hazzard to surrounding neighbors, when backing out of the driveway, children playing etc. It was explained they need to follow the rules of the association. They feel that they are entitled to their privacy, there are three sets of hedges in differing heights to provide the privacy they require due to the elevation of their property.

It was suggested by Terry that a few of us to go over to look at the hedges, which we will to better access the situation as we were looking at photos.

The meeting was adjorned at 8:30 pm.