

MINUTES OF
EAST LINDEN ESTATES
June 8, 2022

The East Linden Estates Board of Directors held their monthly meeting on Wednesday, June 8, 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 March and April and second by Joan all in favor.

Financial reported from Joan, for March, Auto Owners Insurance only ended up going from \$2499.00 to \$2740.74. They reviewed the policy and changed the playground equipment to just a swingset.

Johanna made a motion to accept the financial and seconded by Laura, all in favor.

Maintenance: Reported by Johanna, there are still 15 residents who are still outstanding in dues. A couple of resident's haven't paid dues for years.

A resident on Gillian stated on he's not paying the dues because he's not getting any amenities. Some residents feel that the \$150 dues should include powerwashing driveways and sidewalks. The board is now allowed to say the street and address of the residents who are in arrears. There are five residents who liens will be placed, we have given them ample time from June 1st. Two of these residents owe thousands of dollars they have no mortgage the board can file for foreclosure. Johanna stated if payment is not received within 30 days she will file liens, if an attempt to negotiate payments has not been successful.

Residences violations:

1096 Florian Way
12482 Winston Ct
265 Silas Ct
390 Jenicho Ct

Due Letters are sent to residents Jan 6th, they have 30 days to pay, after 2/15, 2nd letter a \$25 late charge, 3rd letter by June 1st they get a lien on the property, if no attempt was made to pay.

A motion was made if residents pay the initial fine but do not complete the work, they will get a 2nd violation letter. They will be getting a monthly charge until the violation is completed.

Violations that are paid, but not corrected, will receive a monthly violation and subject to a lien.

Residents will be charged \$25 a month for dues not paid and will accrue interest monthly.

A motion was made by Joan, 2nd by Johanna all in favor.

ACC reported by Terry, he will put all problem violations on google documents into a spread sheet on a data base. A home for sale on 13246 Jessica, is in need of clean up, grass, flowerbeds, maintenance of grass, Joan has that info on the estoppel that works needs to be done.
531 Cressida Circle hedges need trimming.

The meeting was adjourned at 8:30 pm