**Date:** Tuesday, April 26, 2011 7-8pm  **Location**: Panera on Maple St

**Present:** John Rebensdorf, Margaret Rebensdorf, Doug Brown, Jeff Schumann, Cheryl Schuster, Mike Austin, Dee Austin, Jackie Janecek, Mitzi Hughes, Tom Burke, Mary Egan

1. **Roll call** –introductions took place of attendees and board members.
2. **Proof of notice of meeting-**flyers went out announcing meeting date/time/location a few weeks prior to meeting.
3. **Reports of officers**
4. **President report, Margaret Rebensdorf**
   1. **New fence**: board will be replacing the 144th street wood fence. It is about 20 years old, and falling apart. We raised dues two years ago to help fund this project. Fence is rotting in areas. Last year we replace three posts and those will be preserved. We have contracted S & W fence to do the work. They are a very reliable company, and they put the original fence in 20 years ago. Cost is approximately $5000. Board has already approved this project at a separate meeting. The work should take place in a few weeks. We plan to have it sealed next summer when it is a year old and maybe do this every year or two to help preserve the fence over time. A survey will occur before the fence is placed. Margaret let the Malloy’s know the work was coming as their property abuts the new fence.
   2. **Road widening project on 144th street update**: The project got its environmental document approved on March 9th.  After getting approval, they were authorized to start developing the final design plans.  They expect the project to be awarded to a contractor this fall, with construction starting in the spring of 2012.  In preparation for the widening, OPPD and MUD have a fair amount of work to do to relocate their utilities that are in conflict with the project.  That is what is going on right now.

The project has also been broken into two construction contracts, this was due to the timing and ability to get the necessary Right-of-Way acquired to get the first phase awarded this fall.  So the Phase 1 project scheduled to be constructed in 2012 will include 144th Street from W. Dodge Rd. thru Franklin Street.  The Phase 2 project will be awarded to a contractor next fall in 2012 and constructed in 2013 & 2014 and will include the rest of 144th Street and Blondo Street between 135th Street thru Nelson’s Creek Drive.

There was a concern about an island left turn lane.

We will lose 6 trees in the process. The city does not have to replace those trees unfortunately. That will be a cost to us later to replace when all the work is done. They will be tearing up our sprinkler system and, fortunately, will replace that for us after the widening is complete. When the Blondo widening occurs, we will lose our brick monument that has Lindenwood plaque on it. That will be a future cost to replace. We will figure it in to future budget. We will try to save the brick in the monument if possible to reuse.

* 1. **Updating garden beds at the entrances to Lindenwood**: at the entrances to our subdivision we will be updating the garden beds. Many plants have died off over the past 15-20 years. Boulevard Gardens is now Exclusive Gardens, and they will be doing the work. This will get going in the next two weeks. Some present at meeting requested the darker mulch…chocolate brown color/ chemically treated mulch be put down. Looks better over time. Margaret will call and make that request.
  2. **Satellite Dish Request:** a neighbor requested to be able to put one up to get direct TV. It is allowable by our covenants. See covenants for dish size allowed, and specifics regarding placement locations. Some neighbors already have them up. Group discussion took place.

1. **Treasurers report, Tom Burke (two handouts):** Revenue and costs were reviewed for two time periods, annually for the past seven years, and monthly since July 1, 2010. Recent annual costs are in two basic categories, consistent maintenance costs and variable aging infrastructure costs. The consistent maintenance items include Mowing, Landscape/Boulevard Maintenance, Insurance, Electric, Water, and other smaller cost items. Mowing and Landscape/Boulevard costs are the highest annual costs. The Landscape/Boulevard costs were higher in 2010 – 2011 due to tree removal and replacement costs as well as a boulevard clean-up scheduled for this year. With these steps taken the Landscaping/Boulevard costs are expected to return to previous annual cost levels for the 2011 – 2012 fiscal year. Aging infrastructure costs include the 144th Street fence, electric ground lighting, trees, and sprinkler systems. Over the past 4 years Lindenwood has incurred a number of high aging infrastructure repair costs and since these costs occur due to an unexpected failure they are difficult to predict or budget for repair. In July 2009 annual dues were raised to $160.00 per year to prepare for these increasing costs as well as to ensure that sufficient funds were available in the checking account for invoice payments through the end of June each year. Also beginning in July 2009 funds were budgeted for a future 144th Street fence replacement, however over the past 2 years the aging infrastructure costs including fence repairs, tree removals and replacements, sprinkler repairs, and electrical ground lighting costs, have used large portions of the money budgeted for fence replacement. With the 144th Street fence worn and constantly requiring repairs after spring and summer wind storms the decision was made by the board to avoid ongoing fence repair expenses by removing and replacing the fence this summer (2011). In order to fund the new fence the Certificate of Deposits (CDs) were transferred to a savings account and a portion of these funds were added to the budgeted fence savings. The savings account balance as of April 26th, 2011 is $10,004.22, and the estimated checking account balance on June 30, 2011 after expenses payments is $3,707.48. The board tracks revenue and costs monthly and annually to proactively manage the budget. With the bank account balances and the expected revenues and costs for 2011 – 2012 the annual dues will remain at $160.00 per year. If LHA homeowners have any questions or would like to review the annual and monthly finance tracking data please contact Tom Burke.
2. **Neighborhood watch Report, Jeff Robinson:**  Jeff is our neighborhood Watch Coordinator for Lindenwood, and was unable to be here tonight. He is doing a great job getting the info out to everyone about concerns/ crimes in the area by email. If Tom Burke gets email addresses via his role as treasurer, he will share with Jeff to keep the email distribution list current and up to date. There will be an annual watch meeting coming up. It will be announced late, and should be in the next month or two. Margaret will host at her house. Jeff to arrange with Bridget Fitzpatrick, who is in charge of the program and works with the police. An email will go out.
3. **New Items/business:** 
   1. **Linden Times:** Dee Austin, neighbor on Seward St., works now for Linden Times as a staff writer**.** Wants to get new directory going and offered N2 Pub’s assistance in making directory. She would like names of new board members to publish in the next issue when we know them. Hopes to get the neighborhood more involved in the Times. Willing to write feature article on neighbors and their activities. Would like graduation pictures submitted. Discussed privacy of email distribution list for neighborhood.
   2. **Lindenwood directory**: Will try to produce one this year. It is a big job. Tom Burke created the last one 2 years ago. He is busy with annual dues/ treasurer duties. We will try to get a team together. Jackie Janecek offered to take the project. Tom will hand his material over to Jackie.
   3. **Architectural Committee:** Mitzi Hughes said she would be happy to help on the committee. Lance Fristoe has moved out of neighborhood and will not be on that committee anymore. Margaret will let chair of the committee, john Luddy, know that Mitzi will be coming onto the committee.
4. **Elections:** Ken Beckman, Mitzi Hughes, John Rebensdorf, and Jeff Robinson all voted into board tonight. Welcome! We sadly say farewell to Karen Carlson who worked so very hard these past several years on the board. Thanks, Karen, job well done.
5. **Board of directors:** will meet among themselves in next few weeks to elect officers.
6. **Summary:** Thanks to all who attended the meeting tonight. Good discussions of issues.

Signed\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Margaret Rebensdorf,

2010-11 Board President

April 26, 2011