

# *Lindon Creekside HOA Meeting*

## Southeast Greenspace

### May 21, 2025 – Public Meeting Minutes

The public meeting was called to order by Tonya Nagaishi – President at 6:35pm. Also in attendance were Jan Rudd – Vice-President, Shirley Hendren, Frank Burns, Gene Nagaishi – Secretary, Scott Farnsworth – Treasurer, Barry Wilkins – Evolution Community Management (ECM), Zoe Basua – ECM. Eighteen households were represented by twenty-nine individuals.

Homes for Sale – 1645 W 430 N (Faddis) expected to close at the end of May or early June. 1559 W 430 N (Harris) had two buyers but offers were withdrawn.

Barry Wilkins (CEO) and Zoe Basua from ECM were formally introduced to those in attendance. ECM has been in business for 15 years.

### **Committee Reports –**

Water Committee – One watering per week has been taking place for the last three weeks, late Friday night into Saturday mornings. Each watering was for 18 minutes. Starting this week there will be two waterings per week: Thursday night into Friday morning and Monday night into Tuesday morning. The earliest that lawn watering will begin is 11pm.

Landscape & Lawns Committee – Jan has a lot of issues with Milburn, our landscaper. Clumps of grass cuttings, uneven cutting, and no shrub trimming, among other issues. She is actively looking for a new landscaper. Five trees need to be replaced by the end of May or wait until early Fall. Milburn sprayed weed control on Monday, but did not do the backyards. It was pointed out that there are a good number of dead shrubs in many of the common spaces that need to be pulled out and possibly replaced. Dead shrubs are not a good look for our community. A question was asked if there were specific colors of mulch that can be used. The Board answer stated that any reasonable color choice was acceptable but it is suggested that an ARC form be completed and submitted to any Board member just in case.

Maintenance Committee – Two drain channels were installed in the sidewalks to allow homeowners to pump their groundwater into the storm sewer without leaving the sidewalks wet and stained. We have painted 17 storm shutters in our community but have come to realize that this is a daunting job. It has not yet been determined whether we will either continue at a much slower pace or just farm it out to a contractor. If you walk around our neighborhood, you may have noticed that the sidewalks are starting to break into small chunks. This may also include the cracks in the porch entryway. A contractor has been hired to patch those areas. Window screen repairs are still available for \$10 per screen. It's been a while since we did a community dryer vent cleaning. Ignoring this service for an extended period poses a fire risk for your home as well as your neighbors. A contractor has been hired to clean dryer vents for \$30 per home. The contractor is coming this Friday afternoon. Please contact Shirley to have this service done. Shirley is looking into a group rate for cable internet. A resident very recently found out that their water heater was rusting from the inside and needed to be replaced. A very costly service. Shirley knows a plumber who recently replaced several water heaters in the neighborhood at a discounted rate.

Social Committee – Breakfast social on June 7<sup>th</sup> at 9am on the southeast pad. A Fall barbecue social will be scheduled for later in the summer or early Fall.

### **Open Forum –**

There are still a few issues with the paying and reporting of dues by a few residents. Barry noted the issues and asserted that he would promptly correct them. He went on to explain that there are still several issues being addressed during this transitional period. Barry has been greatly impressed with the amount of work that the Board does and the amount that is going into the reserve fund. This is in comparison to the other HOA clients that ECM serves.

Gary stated that the residents of Lindon can get a pass for 2 free trips to the dump by going down the Lindon City Hall and ask for the pass card.

Tonya adjourned the meeting at 7:35pm.

Next Public Meeting is TBD.

Next Working Session, Tuesday, June 4, 2025 – Nagaishi home

Respectfully submitted,

Gene Nagaishi

Secretary