

Lindon Creekside HOA Meeting

August 6, 2025 – Working Session Minutes (Nagaishi home)

In attendance: Tonya Nagaishi – President, Jan Rudd – Vice President, Shirley Hendren, and Frank Burns, Gene Nagaishi – Secretary, Scott Farnsworth – Treasurer.

The working session was called to order by President Tonya at 6:04 pm.

Review Financial Statements – Scott has partially reconciled the financials for April as best he could with the information that he has been given but it is still incomplete because there are some dues that have not yet been reconciled. Therefore, he cannot yet send out accurate invoices. We would like to ask that anyone that used BillPay for April, May or June confirm with their bank or credit union that the actual BillPay check was cashed. It may be that BillPay did mail the check but was never cashed by the payee. BillPay would have debited your account when writing the check.

Our Operating account currently contains approximately \$32k. The Operating account is where your dues are deposited to and from where all bills are paid. The Reserve fund currently contains approximately \$456k.

Old Business – There was no old business.

Committee Reports –

Water & Sprinklers Committee – Currently watering 4 times per week, 24 minutes per watering. The watering frequency will drop down to 3 times per week by the end of August. Water consumption for July 2025 was approximately \$2,700. July 2024 was \$1,888.

Have been addressing larger brown spots in the neighborhood by adjusting and/or replacing sprinkler nozzles accordingly. If you have issues with your backyard lawn, then please contact a Board member. Bear in mind that due to the lousy job done in installing the irrigation system, complete watering coverage is impossible. It does not help that there are tall and overgrown shrubs either blocking or obscuring the sprinkler sprays. More sprinkler heads could be added but would decrease the overall water pressure. Millburn fixed a drip line valve leak in the west greenspace area.

As a reminder, the sprinklers, drip lines, valves, and the timers are maintained by the HOA and should not be modified in any way by the homeowners or contractors without the permission of the Board of Directors. If there is a problem with the irrigation system, please contact a Board member and do not hire a contractor.

Landscaping & Lawns Committee – Jan will contact Lawn Doctor to have another application of Hydra-guard scheduled for later this summer. Hydra-guard is used to breakup compacted soil to allow water to be absorbed more deeply to stimulate grass growth. Will have Millburn do another lawn aeration. Millburn has said that they will fix ALL vinyl fences and gates that were damaged by their mowers. Looking into scheduling tree and shrub trimming.

The bed beneath your front bedroom window is designated as a common area. This means shrubs that have been planted and maintained by the HOA includes trimming (sometimes?) and watering. Be aware that planting anything else in a common area must be maintained and watered by the homeowner. The drip line is solely for watering HOA shrubs and not to be modified in any way for personal watering.

There are 2 lists of HOA approved shrubs and trees on the website that can be planted by the homeowner. If you wish to plant an unapproved shrub or tree then please submit an ARC form for Board consideration. The Board asks that if you do plant in the common area bed that you tastefully do so by not overcrowding and keeping them cut low.

Maintenance Committee – Sidewalk patching is completed. Shirley is getting an estimate for filling cracks in the street that will be budgeted for 2026.

Social Committee – The Fall barbecue is tentatively scheduled for Tuesday, September 16, at 6 pm on the southeast green space pad. The barbecue will also be our 3rd public quarterly meeting. More details will be communicated as they become available.

Architectural Review Committee (ARC) – No ARC forms were submitted for Board consideration. The Board is responsible for maintaining the exterior appearance of your home. This includes not only the structure itself but the landscaping as well. Please speak with a Board member about your project before doing it. An ARC form will be required.

New Business – No new business was discussed.

Tonya adjourned the meeting at 7:25 pm.

Our next public meeting will also be the Fall barbecue on Tuesday, September 23, 2025 at 6:30 pm on the southeast green space pad.

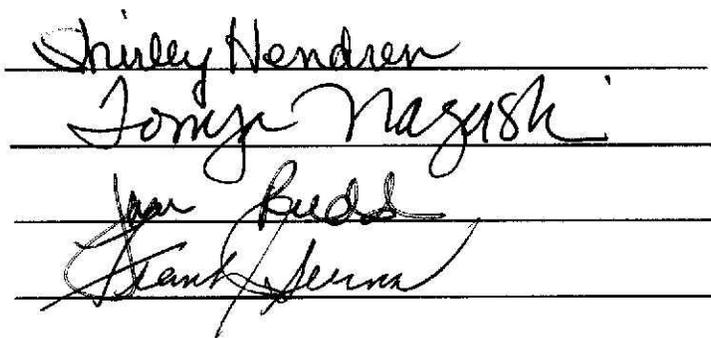
The next Board Working Session will be held on Wednesday, September 3, 2025 at 6:00 pm at the Nagaishi home.

These minutes have been approved by the Board prior to distribution to the community. The Board signatures will be obtained at the September working session meeting.

Respectfully submitted,

Gene Nagaishi

Lindon Creekside HOA Secretary

The image shows four handwritten signatures on a set of four horizontal lines. From top to bottom, the signatures are: Shirley Henderson, Tony Nagaishi, Jan Budd, and Hank Perry. Each signature is written in black ink and is positioned above its corresponding line.