

Lindon Creekside HOA Meeting

Southeast Greenspace

September 23, 2025 – Public Meeting (3 of 4) Minutes

The public meeting was called to order by Tonya Nagaishi – President at 6:48pm. Also in attendance were Jan Rudd – Vice-President, Shirley Hendren, Frank Burns, Gene Nagaishi – Secretary, Scott Farnsworth – Treasurer. Nineteen (19) households were represented by thirty (30) individuals.

Tonya introduced new residents Tareasa Eagar 1645 W 430 N (Faddis) and Susan Christiansen will be moving into 1559 W 430 N (Harris). Neither were at the meeting.

Review Financials –

Scott stated that our financial picture is finally becoming clearer post ECM. He has almost completely reconciled the numbers. Scott just completed the July financials and produced the reports to be reviewed by the Board at the October working session. Invoices will hopefully be sent to residents by November 1st. Scott reported that there is 18k in the operating account. He will be moving money into the reserve soon.

Committee Reports –

Water Committee – Lawn watering is still three (3) times per week. Each watering is for 18 minutes. It seems that the weather patterns are reverting to storm systems passing through routinely. The irrigation system has historically been winterized by the middle of October.

Landscape & Lawns Committee – Jan, and everyone else, has a lot of issues with Milburn, our landscaper. Clumps of grass cuttings, uneven cutting, no shrub trimming, no weeding, among other issues. Millburn never communicates with us as to when they might do some service. Jan always must ask them. Several trees had to be replaced due to disease. One more tree to be replaced within the next few days. The cost to replace trees was paid out of the reserve. Milburn aerated lawns last week. Lawn Doctor will apply Hydra Guard probably next week. Jan announced that she has spoken with Avery Landscaping based in Lehi. Avery would exclusively use push gas mowers front and back, clean up any clumps of grass, aerate,

weed, and shrub trimming. They will provide snow removal for sidewalks and driveways as well as salt application. Avery will come until the end of November to clean up. They will be more expensive than Millburn. Rudy Dominguez asked about spurge eradication. Jan will investigate. Jeff Harris has been trimming trees in the neighborhood and will continue as he can only do a few trees each day.

Maintenance Committee – A contractor was hired to patch cracks and small chunks in the sidewalks. Cracks in the street asphalt will be filled by Eckles Paving sometime in October. Some vents on the front of the houses need repainting. Shirley is searching for a contractor. Jan Brown mentioned that the stucco applied over the base of her foundation is breaking off. This is a common occurrence in the neighborhood. Lisa Eardley did do repairs on one home in the neighborhood. Not exactly sure what she did. Shirley will investigate. Tonya offered left over paint from the shutter painting to whomever needs some.

Open Forum –

Cori Child says she has a wet spot on her patio from sprinklers. Gene will investigate. Ruth Bennion said her backyard lawn is dying. Gene already knew that the backyard lawns of Bevan Alexander and Shelly Willson are also dying. Preliminary investigation found that water is not getting to the lawns from one sprinkler valve. Millburn has been called.

Tonya adjourned the meeting at 7:30pm.

Next Public Meeting will be sometime in December.

Next Working Session, Wednesday, October 1, 2025 – Nagaishi home

Respectfully submitted,

Gene Nagaishi

Secretary