

Lindon Creekside HOA Meeting

September 3, 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 6:08pm.

Review Financial Statements – Scott presented the financials for May. The reconciliation process after terminating ECM is continuing but we now have a much clearer picture of where our finances stand. The year-to-date numbers for 2025 budget spending are looking good for the rest of the year. Scott stated that invoices may go out to the community as early as October.

Our Operating account currently contains approximately \$14k. The Operating account is where your dues are deposited to and from where all bills are paid. The Reserve fund currently contains approximately \$466k.

Shirley motioned to accept the financial report as presented by Scott. Jan seconded the motion.

Old Business – There was no old business.

Committee Reports –

The Board needs your help by communicating any problems, issues or concerns that you may have observed. The website, lindoncreekside.org, has email links to the committee chairperson just for this purpose.

Water & Sprinklers Committee – Currently watering 3 times per week, 24 minutes per watering. The watering frequency will drop down to 2 times per week within the next few weeks if the temperatures and storm patterns persist. Watering is halted when there is a high probability of rain. Water consumption for August 2025 was approximately \$4,100.

If you have issues with your lawns, then please contact a Board member. Please make sure that you trim your personal plants that are growing onto the lawn block or obscure the sprinkler sprays and cause brown spots.

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.

Shirley motioned to accept the Water & Sprinklers report as presented by Gene. Frank seconded the motion.

Landscaping & Lawns Committee – Millburn said that they have fixed ALL vinyl fences and gates that were damaged by their mowers. If you still have damage to a fence or gate, please notify Jan. In the process scheduling tree and shrub trimming, fertilization, aeration, and weeding. Jan is still looking for a new gardener that will exclusively mow with push mowers. What appears to be a bad mow day from last Thursday is due to the gardeners mowing wet grass right after a storm. The mower height will be adjusted down for next week's mowing.

Be aware that planting anything 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. 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.

Shirley motioned to accept the Landscaping & Lawns report as presented by Jan. Frank seconded the motion.

Maintenance Committee – Shirley has received a bid of \$1,900 from Eckles Paving to seal the cracks in the streets. They will be sealing the cracks in October.

Jan motioned to accept the Maintenance report as presented by Shirley. Frank seconded the motion.

Social Committee – The Fall barbecue is scheduled for Tuesday, September 23rd, at 6pm on the southeast green space pad. The barbecue will also serve as our 3rd public quarterly meeting. Hamburgers and water will be provided. Side dishes and desserts will be potluck. More details will be communicated as they become available.

Architectural Review Committee (ARC) – One ARC form was submitted for Board consideration. The ARC form was approved.

The Board is responsible for maintaining the exterior appearance of your home. This not only includes the structure itself but the landscaping as well. Please speak with a Board member about your project before doing it. An ARC form may be required.

New Business – Our current HOA insurance policy expires on September 30th. The Board is currently considering the options that have been recommended by SentryWest Insurance Services, our insurance agent.

Tonya adjourned the meeting at 6:50pm.

Our next public meeting will also be the Fall barbecue on Tuesday, September 23, 2025 at 6:00pm on the southeast green space pad.

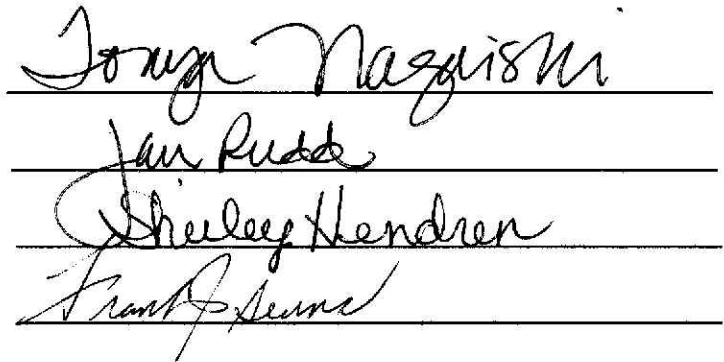
The next Board Working Session will be held on Wednesday, October 1, 2025 at 6pm at the Nagaishi home.

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


Tonya Nagaishi
Jan Rude
Shirley Hendren
Frank Jensen