

Lindon Creekside HOA Meeting

October 1, 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 6:04pm.

Review Financial Statements – Scott presented the financials through July at the Public Meeting on September 23rd. Scott stated that invoices may go out to the community on November 1st.

Our Operating account currently contains approximately \$7. The Operating account is where your dues are deposited to and from where all bills are paid. The Reserve fund currently contains approximately \$501k.

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

Old Business – The Accelerant/Arden 2025 HOA insurance policy went into effect on October 1, 2025. Scott paid the policy premiums. There was a slight overall increase in the premiums. The policy has been posted to the website.

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 2 times per week, 18 minutes per watering. Watering has been halted until after this coming weekend storm. We will reevaluate then. YTD waste usage is just shy of what was used for all of 2024. Water usage for 2025 is projected to be a few thousand dollars over 2024 usage.

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. Jan 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 contact Jan. Millburn has aerated and weeded and are currently shrub trimming. Lawn Doctor has applied Hydra Guard. Millburn will remove dead or dying shrubs. Replanting of new shrubs will be done next Spring. One more fertilization will be done before the Fall cleanup. Jeff Harris is still trimming the neighborhood trees.

Jan has found AH Property Services as our next landscaper. They will provide all the services that we require and will mow exclusively with push mowers. AH Property Services will provide three snow pushes as well as shoveling sidewalks and driveways and salt/ice melt. Snow removal services will be available 24/7. The AH Property Services contract is \$5,000 more than the Millburn contract but is partially offset by the fact that we previously budgeted for snow removal separately. Shirley motioned that the Board approve and sign the AH Property Services contract for 2025/2026; Frank seconded the motion.

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 \$1,895 from Eckles Paving to fill the cracks in the streets. Lawn Doctor has just scheduled this work to be done on Tuesday, October 7th starting sometime in the early afternoon. They have instructed us that it is all right to drive over the newly sealed cracks but please try not to turn your wheels on it.

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

New Business – No new business was discussed.

Tonya adjourned the meeting at 6:45pm.

Our next Quarterly Public Meeting is TBD.

The next Board Working Session will be held on Wednesday, November 5, 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



