

Lindon Creekside HOA Meeting

November 5, 2025 – Working Session Minutes (Nagaishi home)

lindoncreekside.org

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

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

Review Financial Statements – Scott presented the financials for September. He stated that the YTD financial status is pretty much where we always are after finally getting through the expensive and busy Summer and into late Fall. Scott is currently finishing the October financials which will be presented at the December working session. Scott restarted the emailing of dues invoices to the community November 1st. If you did not receive one then please email Scott at ictreshoa@gmail.com.

Our Operating account currently contains approximately \$11k. The Operating account is where your dues are deposited to and from where all bills are paid. The Reserve fund currently contains approximately \$523k.

Shirley motioned to accept the financial report as presented by Scott. Jan seconded the motion. The motion passed by voice vote.

Old Business – The October working session minutes were signed by Board members.

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 – The irrigation system has been shut down and blown out. Water consumption for September 2025 was approximately \$3,700.

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. The motion passed by voice vote.

Landscaping & Lawns Committee – Tree and shrub trimming is almost completed; aeration, and weeding were completed. Millburn will continue to cleanup leaves and debris through November. Several older, overgrown and dying shrubs were removed. New replacement shrubs will be planted in the Spring. Jan is already searching for a supplier.

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 be 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. Tonya seconded the motion. The motion passed by voice vote.

Maintenance Committee – Eckles Paving sealed the cracks in the streets. The streets should be good for a few years.

Jan motioned to accept the Maintenance report as presented by Shirley. Tonya seconded the motion. The motion passed by voice vote.

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 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 – The Board is currently developing the HOA 2026 budget.

The 2026 Board of Directors will only have 2 returning members starting in February. The HOA cannot operate with only 2 Board members. We are asking for a few volunteers to step forward and do your part to provide service to our community. If you want to know what this entails then please do not hesitate to ask any Board member for more information.

President Tonya adjourned the meeting at 6:42pm.

Our next public meeting will be the Annual meeting in January 2026.

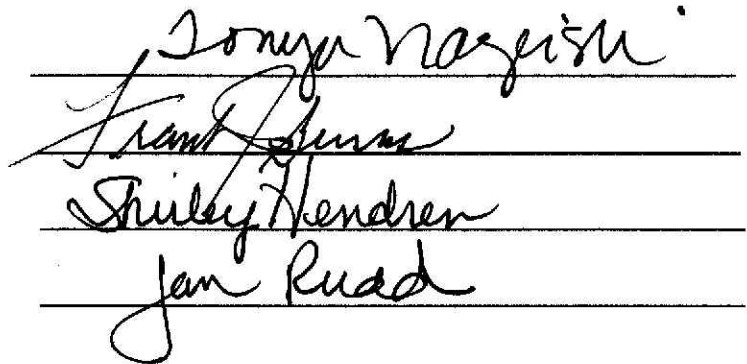
The next Board Working Session will be held on Wednesday, December 3, 2025 at 6pm at the Nagaishi home.

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

Respectfully submitted,

Gene Nagaishi

Lindon Creekside HOA Secretary

Four handwritten signatures are written on four horizontal lines. The signatures are: Sonya Nagaishi, Frank Jensen, Shirley Hendren, and Jan Ruad.