

Lindon Creekside HOA Meeting

January 14, 2026 – Annual Meeting Minutes

Held at 1657 West 430 North in Lindon, UT

The meeting was called to order by President Tonya at 6:04 pm. In attendance were Tonya Nagaishi – President, Jan Rudd – Vice President, Shirley Hendren – Director, Frank Burns – Director, Scott Farnsworth – Treasurer, and Gene Nagaishi – Secretary. Special thanks to Dennis and Judy Miner for hosting our meeting.

Call to order and recognition of resident turnover since our last Annual meeting –

Susan Christiansen – 1559 W 430 N (was June Faddis)

Tareasa Eagar – 1645 W 430 N (was Cherie Harris)

Marie Richey – 1596 W 480 N (currently for sale)

David Moreno – 1587 W 430 N (passed away late last year)

Community Demographics –

54 Units – 91 Total Residents – 5 Single Men – 19 Single Women

Average Age of homeowners is 73.2 – Average Age of all Residents is 62.9.

Proof of Notice of Meeting, Roll Call and Review of Proxy Statements –

Email notices of this meeting were emailed on 12/11/2025, 12/29/2025, and 01/8/2026.

17 units were represented by a total of 23 members. No proxy forms were submitted.

State of the Association and Committee Reports –

President Tonya noted that our accomplishments during 2025 are listed on the back of the agenda and have been emailed to all members along with the agenda.

Water and Sprinklers Committee – Gene reiterated that he would no longer perform water and sprinkler work. This work will now be done by AH Property Services, also our landscaper and snow remover. This is one of the additional expenses that will be incurred for 2026. With the dry Winter season so far this year, it looks like water restrictions may be imposed. We will be following the state's recommendations.

Landscaping Committee – Jan stated that we have a new landscaper, AH Property Services. They will be coming here on Tuesdays to clean up the leaves and weeding the beds. They also suck up the leaves and debris in the street so it does not get washed into the storm drain. We have been reassured that when Spring arrives, they will exclusively use push mowers. Jan will request that AH mows in the afternoons to give the lawns a chance to dry out. The overgrown and dead shrubs that were removed in 2025 will be replaced this Spring. She is working with AH to procure replacement shrubs that are best suited for our community. The funding for the shrubs will be taken from the reserve.

Maintenance Committee – Shirley stated that she does not currently have any maintenance projects for 2026. Several large projects were done in 2025: street cracks were sealed, cracks in the sidewalks were patched, and drains were installed in the sidewalks for crawl space drainage. Bevan asked what the status is on the crawlspace groundwater situation. Shirley replied that the

drains seem to be keeping the groundwater at bay for the time being but asks that residents keep an eye on their crawl spaces for groundwater.

Presentation of 2026 Annual Budget –

Scott presented the 2026 budget that was adopted by the Board. He used handouts with the actual numbers for each category of income and expenses. This same spreadsheet was emailed to each resident along with a pie chart to indicate the percentage of the budget that goes to the major areas of income and expenses and how the monthly assessment is applied to those areas. Scott stated that the reason for the \$10 per month increase in the dues was because of the increased cost and usage of irrigation water and contractor-based sprinkler maintenance. A new line item in the budget was created and named Emergency Fund. Instead of adding a padding to each expense item, this fund was created to be used by the Board in a discretionary manner.

Create Audit Committee –

President Tonya asked for volunteers to serve on our annual Audit Committee. Bevan Alexander, Judy Miner, Steve Eardley, and Quinn Roosendaal volunteered and were appointed to serve. They will meet with Scott in a few weeks to review our financial procedures and how they were followed in 2025. They will then submit a report of their findings and/or recommendations to the Board.

Election of New Board Members –

President Tonya explained that we have three openings on the Board of Directors and need members to serve 2 years each. Leanne Dalton volunteered to serve and was nominated by President Tonya. Jan Rudd nominated Colleen La Bonte to serve. Both individuals agreed to run for election. After a time, Shirley made a motion to close the nominations. Jan seconded the motion and it passed by a voice vote. Since we only had two nominations for three positions, President Tonya asked for a vote by a show of hands. Both nominees received a unanimous vote. The new Board members will meet with Shirley and Jan, the remaining Board members, in February to elect officers from among the Board members.

Open Forum –

Shirley took the opportunity to thank Tonya and Frank for their service to our community as they are now released from the Board. She also thanked Scott for stepping in to be our treasurer. Scott has persevered through the difficult task of rebuilding our finances post-ECM and producing the 2026 budget. Also, much thanks to Marion Golding for many years of service as treasurer and mentoring Scott. Frank commented that ECM had stated in one of our Board meetings that Lindon Creekside has one of the healthiest reserve funds that he has ever seen.

The next Working Session for the Board members will be held on Tuesday, February 4, 2026 at the Nagaishi home at 6 pm.

The next Public Meeting is TBD.

As her final act, President Tonya adjourned the meeting at 6:38 pm.

Respectfully submitted,

Gene Nagaishi, Secretary