

# *Lindon Creekside HOA Meeting*

January 7, 2026 – Working Session Minutes (Nagaishi home)

[lindoncreekside.org](http://lindoncreekside.org)

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

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

**Old Business** – 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. We would prefer those nominations be made ahead of the meeting.

**Review Financial Statements** – Scott presented the YTD HOA financial status for December 2025. He stated that the HOA overran the 2025 budget. As mentioned in the November Working Session meeting minutes, some of the unbudgeted expenses performed such as tree removal and replacing, shrub removal, lawn treatments, more lawn watering, crawl space water drains, street crack repair, sidewalk repair, were paid with reserve money which is allowed by the CC&Rs. The replanting of new shrubs in the Spring will also be covered with reserve money.

Our Operating account currently contains approximately \$2600. The Operating account is where your dues are deposited to and from where all bills are paid. The Reserve account currently contains approximately \$476k. A \$4,500 deposit will be made to the reserve account in January.

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

## **Committee Reports –**

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

Water & Sprinklers Committee – Nothing to report. The irrigation system is shut down for the winter. Gene will no longer be maintaining the system. In the future, homeowners should direct correspondence to the Water & Sprinklers committee chairperson by using the email links provided on the HOA website.

Landscaping & Lawns Committee – The Millburn landscaping contract is done. AH Landscaping is now our landscaper moving forward. During the Winter they will provide weekly front yard cleanup. This includes the beds and the street gutters. They were here this past Tuesday. This is part of the snow removal contract. The Board asks that residents do not speak to the workers. Any questions or issues can be conveyed to the Landscaping Committee chairperson by using the email links provided on the HOA website.

New replacement shrubs will be planted in the Spring. Jan is actively 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 is 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. The landscapers will be in the beds for weeding and trimming.

Shirley motioned to accept the Landscaping & Lawns Committee report as presented by Jan. Frank seconded the motion. The motion passed by voice vote.

Maintenance Committee – Shirley has noted that there are cracks in the stucco on several homes. She will consult with a contractor to see what can be done, if anything. At this point these cracks are purely cosmetic.

Jan motioned to accept the Maintenance Committee report as presented by Shirley. Frank 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** – There was no new business for the Board to discuss.

President Tonya adjourned the meeting at 7:15pm.

Our next public meeting, the 2026 HOA Annual meeting, will be held on Wednesday, January 14, 2026 at 6pm at the Miner's home.

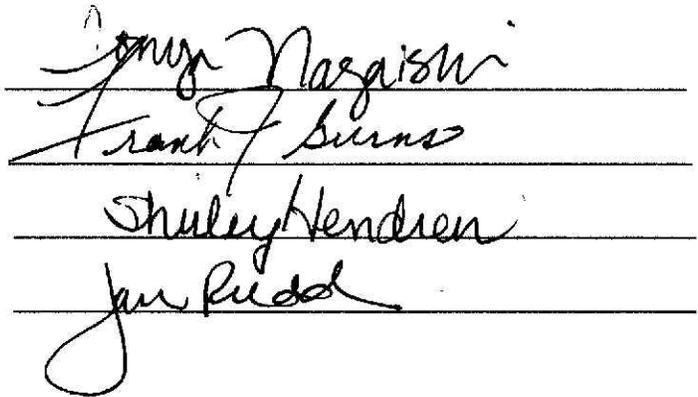
The next Board Working Session will be held on Wednesday, February 4, 2026 at 6pm at the Nagaishi home.

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

Respectfully submitted,

Gene Nagaishi

Lindon Creekside HOA Secretary



Four handwritten signatures are written on four horizontal lines. From top to bottom, the signatures are: Tonya Nagaishi, Frank Burns, Shuley Hendren, and Jan Ridd.