

Lindon Creekside HOA Meeting

February 4, 2026 – Working Session Minutes (Nagaishi home)

lindoncreekside.org

In attendance: Shirley Hendren – President, Jan Rudd – Vice President, Leanne Dalton, Colleen LaBonte, Gene Nagaishi – Secretary, Scott Farnsworth – Treasurer.

The working session was called to order by President Shirley at 6:06pm. Shirley welcomed the new Board members: Leanne Dalton who will chair the Maintenance Committee and Colleen LaBonte who will chair the Water & Sprinklers Committee.

Old Business – The minutes of the January Working Session was signed by the Board members. The Board was asked for their impressions of the Annual meeting. Attendance was down from previous meetings. Just a few questions were asked from those in attendance. Suggestions are always welcomed on how to make these meetings more meaningful and efficient.

The annual HOA financial audit committee (Bevan Alexander, Judy Miner, Steve Eardley, and Quinn Roosendaal) will meet with Scott before the end of February.

Review Financial Statements – Scott presented the YTD HOA financial status for January 2026. Financially speaking, not much happened in the month of January apart from the roll-out of the 2026 budget. After a very trying 2025 Scott has managed to restore our finances to a more “normal” status for the new year. Scott noted that we are \$664 in arrears in the January dues payments. Some residents have not increased their payment to \$220. You may wait until March to make up the difference without incurring a late fee. Your March invoice will indicate this discrepancy.

Our Operating account currently contains approximately \$3,000. The Operating account is where your dues are deposited to and from where all bills are paid. The Reserve account contains approximately \$508k which is 73% funded. A \$4,200 deposit was made to the reserve account in January.

Jan motioned to accept the financial report as presented by Scott. Leanne 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, has email links to the committee chairperson just for this purpose.

Water & Sprinklers Committee – The irrigation system is shut down for the winter. Operation and maintenance of the irrigation system will now be performed by AH Property Services. Homeowners should direct correspondence to the Water & Sprinklers committee chairperson by using the email links provided on the HOA website.

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

Landscaping & Lawns Committee – AH Property Services have been providing weekly front and back yard cleanup on Tuesdays. This includes raking leaves, weeding of the beds and clearing the street gutters of debris. This is part of the snow removal contract. New replacement shrubs will be planted in the Spring. Jan is actively searching for a supplier. The Board asks that residents do not speak to the workers. Any questions or issues can be conveyed to the Landscaping and Lawns Committee chairperson by using the email links provided on the HOA website.

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.

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

Maintenance Committee – Leanne stated that there are currently no known maintenance issues to address at this time. She will monitor the community for potential issues which include walls/fences, the street, the sidewalks and driveways, signs, the household exteriors, and any safety hazards.

Jan motioned to accept the Maintenance Committee report as presented by Leanne. Colleen seconded the motion. The motion passed by voice vote.

Architectural Review Committee (ARC) – One ARC form was submitted. After consideration the Board approved the request.

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.

President Shirley adjourned the meeting at 7:03pm.

Public Meeting #1, the 2026 HOA Annual meeting, was held on Wednesday, January 14, 2026 at 6pm at the Miner's home.

Public Meeting #2 is tentatively scheduled to be held on Wednesday, April 15, 2026 at 6pm location is TBD.

Public Meeting #3 is tentatively to be held on Wednesday, August 19, 2026 at 6pm location is TBD.

Public Meeting #4 is tentatively to be held on Wednesday, November 18, 2026 at 6pm location is TBD.

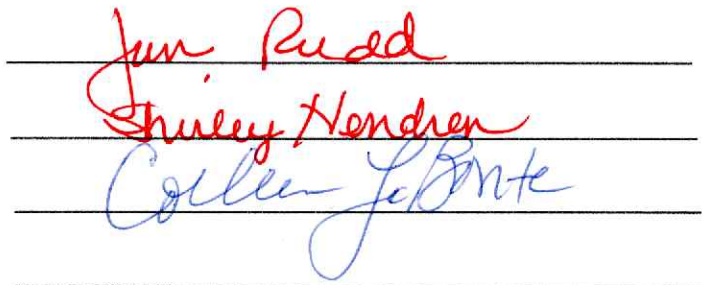
The next Board Working Session will be held on Wednesday, March 11, 2026 at 6pm at the Nagaishi home.

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

Respectfully submitted,

Gene Nagaishi

Lindon Creekside HOA Secretary

The image shows three handwritten signatures in red ink and one in blue ink, each written over a horizontal line. The red signatures are 'Jan. Rudd', 'Shirley Henderson', and 'Collin LaBonte'. The blue signature is 'Collin LaBonte'.