

Lindon Creekside HOA Meeting

March 12, 2026 – Working Session Minutes (Nagaishi home)

lindoncreekside.org

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

The working session was called to order by President Shirley at 6:00 pm.

Old Business – The February Working Session minutes was signed by the Board members that were present.

Annual Financial Audit Committee (Bevan Alexander, Steve Eardley, and Quinn Roosendaal) met with Scott on the evening of February 18th. A report was produced and distributed to the community as well as posted to the website. Everything looked good; recommendations were made.

Utah law requires that a reserve study be performed at least every six years. This has typically been done by a professional. The last full study was done in July of 2024. The state recommends revisiting the last full study every 2 to 3 years to update the costs until the next study. The review has been deferred until next year.

Paid the annual Utah HOA registry fee (\$18) and updated the Board officers.

Review February Financial Statements – Scott presented the YTD HOA financial status for February 2026. Scott noted that we are \$510 in arrears in the February dues payments. Some of these are due to the receipt of the checks late in the month and not processed before the end of the month. Late fee assessment will now resume. Please read the invoice that Scott emails to you at the beginning of each month.

Our Operating account currently contains approximately \$5,678. The Operating account is where your dues are deposited to, and from where our bills are paid. The Reserve account contains approximately \$491k which is 71% funded. A \$4,200 deposit was made to the reserve account in February.

Jan motioned to accept the financial report as presented by Scott. Colleen 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.

Landscaping and Lawns Committee – AH Property Services have been providing weekly front and back yard cleanup service 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. Liquid lawn aeration was performed on March 5th. Backyard lawns were mowed on March 10th.

New replacement shrubs will be planted this 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 a 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 and cannot be held responsible to damage.

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

Water and Sprinklers Committee – The irrigation system turn-on date appears to be getting close. When that time comes AH Property Services will perform the system turn-on and check-out. The Board requests that homeowners not ask the workers to fix or adjust anything pertaining to the HOA irrigation system. Please direct those issues to the Water and Sprinklers Committee chairperson by using the email links provided on the HOA website.

As you are aware, Utah has been experiencing a winter of well below normal snow and rain levels which is exacerbating drought conditions. The HOA will adhere to the state guidelines for watering. So as a heads up, prepare for a season of brown lawns.

Jan motioned to accept the Water and Sprinklers Committee report as presented by Colleen. Shirley seconded the motion. The motion passed by voice vote.

Maintenance Committee – There was nothing to report.

Side notes – The Board has noted that there are cars parking on the streets. Though not breaking any HOA rules, street parking is breaking a City of Lindon ordinance as stated on signs posted in both entrances. Please advise your guests to either park in your driveway or in one of the visitor lots. Also, it is also the middle of March and there are still Christmas lights on a few houses. Please take them down.

President Shirley adjourned the meeting at 6:40 pm.

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

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

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

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

The next Board Working Session will be held on Wednesday, April 8, 2026 at 6 pm 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

 Shirley Henderson

 Leanne Walth

 Colleen J. B. H.

 Jan Pudd