

Linderhof Condominium N Bldg. Association
Annual Meeting May 26, 2025

Notes take by Brenda Smith

Meeting via Zoom called to order at 6:30 PM by President Timothy Norris.

In attendance: Joe Curro N-6 and proxy for Laura Curro N-12, Brenda Smith N-4, Paula Graham N3/9, Kathy Marini N-8, Timothy Nottis N-11 and proxy for Keith Houghton N-10, Patrick Fagan N-7. Michelle Perry & Jason Lord N-5, Jason and Lisa Hicks entered meeting approximately at 7:00 pm.

Approval of May 28, 2024 minutes – Tim Norris made a motion to accept and Paula Graham seconded. All in favor.

Treasurer Report:

Kathy Marini, Treasurer, reported \$4,114.00 in savings account and \$1,277.00 in checking account to total \$15,391.00 with surplus of \$1099.66. We had some septic issues which cost \$6,379.22 in repair. FX Lyons and the Executive board toured Sandtrap Loop and decided to re-seed the side area and center areas. Plows keep knocking over the septic covers. They recommend lowering below grade. The estimate is \$1500 to \$2000 to lower it to grade. Need to vote. Paula Graham made a motion to proceed. Patrick said it is up to 2K now. Brenda Smith seconded. All in favor. Patrick will get estimate.

Old Business: None

New Business:

1. Septic voted on.
2. Roof – Patrick had a leak when they closed. Paula stated they were probably installed back in 2009. Patrick has a guy that. Tim stated we might get a better deal if did the two buildings at once. We have \$14,000 in reserve. C Building had their roofs done. Patrick said it was the vent collar around the vent that Scott Doyle repaired. We should get estimates.
3. Hot Tub for deck on Unit N-1. Discussion ensued about the age of the decks and whether they could support the weight. Jason Hicks said he would be responsible for any damage. Paula Graham stated they were part of our common area. Noise and privacy were also a concern. Vote No – N-3, N-4, N-5, N-7, N-8, N-11. Vote Yes – N-1, N-6, N-10, N-12. Six No. Four Yes. Does not pass.
4. Flower Boxes. Tim inquired if we could have them plant and due to not the right size box they cannot place the flowers in the box. Paula and I looked everyone a couple of years ago and they were impossible to find.
5. Back Lights – Jason said the wires on back building lights are exposed. We can't get the same lights. Tim or Patrick will contact either Tim DiPietro or Paula recommended Turcotte Electric and Rockingham Electric had something similar.

Budget:

Brenda Smith made a motion to keep the assessments the same as 2024. Tim Norris seconded the motion and all in favor.

\$18,650.52

Assessments:

	Due July 1, 2025	Due October 1, 2025
Bottom Units – 7.373% - \$1,375.14	1st - \$687.57	2nd - \$687.57
End Upper Units – 7.79% - \$1,452.92	1st - \$726.46	2nd - \$726.46
Middle Upper Units- 12.301% - \$2,294.04	1st - \$1,147.02	2nd - \$1,147.02

Election of Officers:

Timothy Norris – President
Keith Houghton – Vice-President
Kathy Marini – Treasurer
Brenda Smith – Secretary

Paula Graham made a motion to accept election and Kathy Marini seconded. All in favor.

Meeting adjourned at 7:12 PM.

Respectfully submitted,
Brenda Smith
Secretary to LCNBA