

LINDEN GREEN CONDOMINIUM COUNCIL MINUTES
Tuesday, December 9, 2025
Via Zoom

Present: Leslee Coppage, President; Fran Hackman, Vice President; Debra Hussong, Treasurer; Pam Delack, Secretary; Dennis LePere, Member

The meeting was called to order by Leslee at 6:03 pm.

Leslee motioned and Dennis second to accept the November Council Meeting Minutes. It was unanimous.

Leslee reviewed the Financials. The Treasurer's report was accepted unanimously.

Debra motioned and Pam second to reverse the \$100 vehicle violation sent to 3236 without Council's permission. It was unanimous.

Debra motioned and Pam second to reverse the \$300 charge to 5422 A4 for HVAC visit which was not necessary and not approved by Council. It was unanimous.

Council unanimously agreed not to pay Bafundo Roofings invoice and roll it over to 2026. The invoice is not itemized. The roof was installed in April 2015 and should still be under warranty considering the number of leak issues that occurred for years in one owner's unit.

Leslee motioned and Debra second to decline 3240 request to sublet. It was unanimous.

Leslee motioned and Debra second to accept Smitty's proposal to replace two hot water heaters in 5426 and 5428. It was unanimous.

Debra motioned and Pam second to increase the Landlord Annual Fee to \$350 beginning January 1, 2026. It was not unanimous. Dennis objected to the increase.

Leslee motioned and Pam second to remove \$100,000 from the Reserve Account and deposit the monies into a new 3 month CD at 3%.

Council unanimously voted to give bonuses to Christopher - Maintenance Tech and Gladys - the Housekeeper. It was unanimous.

To do:

- Leslee will contact Northern for the cost of the balcony railings.
- In January 2026, our new Property Manager will charge a \$100/month violation fee to the three Fairway town house owners who have not had the Electrical Conversion completed. The violation will continue until the project is completed.
- In January 2026, the Property Manager will file liens against three owners who are in arrears.

The meeting adjourned at 7:10 pm.

The next Council Meeting is Tuesday, January 13, 2026 via LGCA Zoom.

Minutes prepared by
Pam Delack
LGCA Council Secretary