

The Links HOA Annual Meeting

January 30, 2019

Minutes

The Links Home Owners Association's Annual Meeting was held in the Anza Room at Santa Rita Springs Recreation Center in Green Valley, Arizona on Wednesday, January 30, 2019.

Members of the Board that were present were Mike Malenfant, Jim West, Laurie Petrillo, Michael Clemens, Gerald Vigeron, Bruce Palese, Lanny Voight, Rita Collier, and Robert Petrillo.

There were 16 other homeowners present.

The meeting was called to order at 1:00PM by President Mike Malenfant.

The minutes from the January 2018 Annual Meeting had been previously approved.

President- Mike Malenfant: Mike welcomed the HOA members attending. He then called for a minute of silence in honor of the homeowners that have died this year.

Vice President- Jim West: Jim said he would be there to assist the members of the HOA.

Secretary- Laurie Petrillo: Laurie thanked all the homeowners who have stepped up and volunteered to help either as board members or serving on various committees. She informed the homeowners that the minutes as soon as they are approved will be posted by our HOA webmaster, Mike Clemens. Then the Communications Chairman, Robert Petrillo will send out an e-blast letting the Links homeowners know that they are posted and are available for viewing. Each homeowner received in their annual packet directions on how to access and navigate The Links website. 82 of the 94 homeowners have returned their Age Verification Forms. Laurie asked if homeowners have not sent them in to please do so. Our HOA is required to update them yearly.

Treasurer- Michael Clemens: The total expenses for 2018 were \$58,649.97 (budgeted was \$ 62,016.00). The yearly income was \$66,786.30 (budgeted was \$62,016.00). Total assets ending December 2018 were \$247,306.52. Each homeowner was given a copy of the 2019 fiscal budget in their annual packet.

Physical Facilities- Gerald Vigeron: Gerald thanked the Christmas Gate Decorating Committee for doing a wonderful job. He talked about the resurfacing to fill in the cracks and then resealing of the HOA's roads this past year. The HOA has \$240,000 in the

Reserves to replace the HOA roads in the future. The Board is investigating various options such as "Green" Asphalt.

Landscaping- Bruce Palese: Bruce informed the homeowners that there has been a change of landscaping companies from Aztec to Felix. Bruce was not happy with Aztec's service since the co-owner moved. Poor supervision, less efficiency, and an increase in cost prompted the change. Felix Landscaping has experience working with HOAs. A topic of concern for the homeowners has been the abundance of weeds during the wet seasons. Bruce is currently working with the landscaping company to address this problem. Increased man hours during the monsoons and focusing more on visual areas are some ways to help with the weed growth. There has been some loss of cacti and plants during the heavy rains. Replanting of downed cacti, as well as rearranging some of the cacti to fill in areas have been done. Four refresh areas have been completed, and three more are scheduled by February. There are five remaining projects. Bruce reminded the homeowners that are snowbirds to please arrange for your yards to be cared for while they are away, so as to not have an overgrowth of weeds.

Architectural Review Committee and Compliance- Lanny Voight: Lanny finally moved into his house. He has no email as of yet, so please phone or text him if needed. He is working on updating the paint color palette to be used on the exterior of the houses. He has revised the Homeowner's Guidelines. The parking waiver can be found on the Links website.

Communications and Community Affairs- Robert Petrillo: Rob will be sending out e-blasts about once a week. He thanked the Social Committee for a great Christmas event despite all the difficulties planning with the restaurant. He looks forward to their February Potato Bake. If anyone needs a gate opener, he has them. They are \$12. Please let him know whenever contact information changes. Just as a reminder, only Rob can send out an e-blast to the Links Homeowners. He will be scheduling a Neighborhood Watch meeting in the near future.

Legal Affairs- Rita Collier: Nothing new to report.

Election Chairperson- Carol Blazick: Carol reported there were 79 ballots returned. Lanny Voight and Jim West were elected to two year terms.

Member Comments: Mr. Betzel thanked the Board for their hard work.

New Business:

- a. AED- Bruce Talked about the Heart Safe Program which is a program that is being used in HOAs. AED devices would be installed in critical locations in the HOA. When there is an emergency, 911 as well as trained HOA members

would be notified. The trained member would retrieve the AED device and proceed to the house with the emergency. The AED device could be used much sooner if needed, than the arrival of the ambulance. This could lead to an increased survival rate. The Springs are currently training with it. Their AED response time is five minutes faster than the ambulance. Bruce will schedule a presenter to come down to the February 18th HOA Board meeting. Homeowners are invited to attend.

The meeting was adjourned at 1:35PM.

The election of officers immediately followed. All Board members opted to stay in the positions they currently held.

Respectfully Submitted,

Laurie Petrillo, Secretary