

The Links HOA Annual Meeting

January 29, 2020

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 29, 2020.

Members of the Board that were present were Mike Malenfant, Laurie Petrillo, Michael Clemens, Bruce Palese, Lanny Voight, Rita Collier.

There were 24 other homeowners present.

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

President- Mike Malenfant: Mike welcomed the HOA members attending

The minutes from the January 2019 Annual Meeting had been previously approved.

Mike introduced Theo Tidet president of Green Valley Council who then gave a presentation on what GVC is and how they are linked to Pima County.

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. 84 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. Mailing address labels for the annual packets need to be updated so that homeowners receive the packet in time so they can vote.

Treasurer- Michael Clemens: The total expenses for 2019 were \$46,921 (budgeted was \$48,773). The yearly income was \$57,314 (budgeted was \$49,580). Total assets ending December 2019 were \$259,912.68. Each homeowner was given a copy of the 2020 fiscal budget in their annual packet.

Landscaping- Bruce Palese:

Performance of Felix Landscaping:

- a. Felix landscaping has completed a year with our HOA.
- b. They were chosen for their competitive pricing, good resources, manpower flexibility, and extensive experience.
- c. The Sahuarita Sun and Green Valley News voted them best landscape service in 2019 and many of our residents have used their services.
- d. Overall a successful choice.

2020 Budget and Landscape Activities:

- a. We finished the year within budget. The 2020 landscape budget remains the same as 2019. The original contract froze the hourly rate for 2 years. No inflation costs from manpower.
- b. We will increase weekly manhours from 10 to 12 by doing fewer refresh projects. (explained back ground of Refresh Project: Specific landscape features were not maintained and deteriorated. The refresh project identifies and repairs those areas using reserve/maintenance. funds.)
- c. We rebuilt over 100 rock rivers in 2015, 1 area in 2016, 4 areas in 2017, 4 areas in 2018, 3 areas in 2019 and plan on 1 area on Greenside Feb 3, 2020. Four designated projects will remain.
- d. The 2020 budget will provide resources to start minor repairs to the Rock Rivers that were refreshed nearly 5 years ago and provide funds to buy new plants for the common areas.
- e. Reminder: Let me know if you have any healthy plants that you no longer want.

Weed Control Status:

- a. At our last annual meeting we discussed investigating pre-emergence applications for weed control at the lowest cost. The intention is to eliminate weeds rather than manage the weed population. Costs were prohibitive covering all Common Ground acreage.
- b. Select areas that were the most visible common ground, that yielded costs of \$1650 per application lasting 4-6 months with no guarantee.
- c. This strictly is a cosmetic enhancement for the HOA at an up-charge. Is it worth the recurring cost? I would be interested in hearing arguments for and against pre-emergence.
- d. As a test, two small areas along Abrego on the west side have been sprayed with pre-emergence to verify its effectiveness.

Reminders to Homeowners:

- a. Homeowners are requested to make arrangements to maintain your landscapes when gone for extended periods of time.
- b. Please make sure your landscaper has cleaned up plant debris from the common areas after trimming.
- c. Review your properties from the back walls to maintain plant growth within the confines of the wall as much as possible.

2020 goal: Replant as many resident plants as possible to fill in open areas on common ground.

Architectural Review Committee and Compliance- Lanny Voight: Lanny said that there are two revisions of the Homeowner Guidelines that were in the Annual Packets, small difference between them, but to have the one dated June 1, 2019. He talked about the current Parking Waiver issue that it has no expiration; a survey regarding parking to be sent out by Rob soon and he asked that if anyone is planning any changes to the exterior of their property, with the exception of trimming of plants, to please complete an ARC Request form, available on The Link web page and send to him.

Legal Affairs- Rita Collier: Nothing new to report.

Election Chairperson- Carol Blazick: Carol reported there were 79 ballots returned; Mike Malenfant, Laurie Petrillo, Michael Clemens, Bruce Palese, Rita Collier and Bruce Bushey were all elected to two-year terms.

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 with Bruce Bushey becoming Vice President.

Respectfully Submitted, Lanny Voight