

The Links HOA
Dec 21, 2020
Minutes

The Links Board of Directors meeting was canceled. The next meeting will be on January 18, 2021.

The Links HOA

November 16, 2020

Minutes

The Links Board of Directors met at 3:00PM on Monday, November 16, 2020 via a virtual Zoom meeting. Board members present were Michael Malenfant, Bruce Bushey, Mike Clemens, Laurie Petrillo, Bruce Palese, Lanny Voight, and Jim West. Not attending was Rita Collier due to computer difficulties.

The October 19, 2020 minutes were previously approved.

Treasurer's Report- Michael Clemens: The October expenses were \$12452.81 and income was \$211.56. The Total Reserves were \$236,114.19 and Total Assets were \$243,707.05. The Washington Federal CD matured this month, and since rates for renewal were low, the money was deposited into the HOA's money market account. \$12,050 was transferred into the reserve fund for future improvements and maintenance.

A motion was made by Lanny Voight, seconded by Bruce Palese and unanimously passed to approve October's budget report.

President's Comments- Michael Malenfant: Mike M. asked about the RV parked at the north end of Greenside Place, and Lanny stated that it will be gone in a couple of days.

Vice President's Report- Bruce Bushey: Nothing to report.

Secretary's Report- Laurie Petrillo:

- a. Annual Packets- GVR still has not notified Laurie about meeting room availability. This means that the Annual Meeting is on hold until further notice. One suggestion was that the Board hold a Zoom Annual Meeting where Links homeowners would be given the passcode to the virtual meeting. Only the Board members will have their audio activated. Mike M. will contact GVC to find out what other HOAs are doing about their Annual Meetings, also needed to be checked is what our CC&Rs say about holding an Annual Meeting. Laurie asked that any reports to be included in the Annual Packet to be emailed to her by December 1. Because of Covid19, Laurie will not be hand delivering the packets, they will be mailed. Board members up for reelection and on the ballot are Jim West and Lanny Voight. Rob will need to send out a blast to our homeowners that right now we are up in the air about our Annual Meeting plans.

Member Forum: none

Physical Facilities- Jim West: See item a. in Unfinished Business.

Landscape- Bruce Palese:

- a. Cochineal Scale Treatment- Felix Landscaping water blasted the Santa Rita prickly pears. Bruce P. has hired Horne to do a series of three chemical treatments for \$650 as well, in order to try to get the scale under control. They will notify Bruce P. when they will be doing each treatment, so Bruce P. can be there when the work is done.
- b. Eblast Memo to Homeowners- Rob sent out the eblast that Bruce P. gave him about the homeowners watering the cactus in the common areas by their houses to help the plants in the drought. Also, the eblast asked the homeowners to treat their own Santa Rita prickly pears of the cochineal scale.
- c. Winter Cleanup schedule- The winter cleanup is ahead of schedule. This year the tree trimming cannot be done by ladder on the West Abrego common area due to the steep sloping of the terrain. Felix Landscaping will be renting a snorkel truck to more safely, easily, and quickly trim the trees. The work will be done probably in January and will take about a day. The rental cost will be \$275 a day.
- d. Area 15 Refresh Cost Recalculated- The refresh of Area 15 is adding more gravel to areas where it is missing or thinning. Bruce P. had a previous estimate of \$30,000. Bruce did his own measuring and the areas from the walls to the curb on Fade with complete covering to match the existing color will be \$13,500. On West Abrego (northern corner) from the wall to the river rocks would cost \$18,000. The East would cost \$6,300. This is definitely more than the scheduled budgeted \$30,000. Bruce felt perhaps to save money only the sloping parts were the gravel has really slid down (the upper half of the slope) and areas where the gravel baldness was severe would be done. This would mean about \$7,000 for the West, Fade- \$9,000, and East would remain the same-\$6300. The cost could be spread out- Fade-2022, East-2023, West- 2024.

ARC/Compliance- Lanny Voight: Lanny drove around the HOA to determine which homeowner's trees and bushes still needed trimming. He then contacted those residents. Three did not respond back to him. He will contact them again. Nicole Perlman will look into getting a tree trimming group discounted price from Monstrosity Tree Service. Lanny received a request to replace a driveway with 2 inches of concrete. They will be notified that it needs to be 4 inches thick, otherwise it will crack under the weight of the vehicles.

Legal Affairs- Rita Collier: No Report

Unfinished Business:

- a. Long Term Road Repair- The Roadway Committee consisting of Jim West, Lanny Voight, and Bruce Magnuson met with three asphalt companies representatives to discuss The Links roads and obtain estimates for the needed work. They then met with Mike M. and Mike C. to discuss their proposals. Jim submitted the following: Last year a new ad hoc committee was formed for the purpose of maintaining our roadway. Our roadways are about 22 years old now. The lifespan of asphalt roadways is between 25 and 35 years. As we get closer to the end of the roadway lifespan, they get more and more expensive to maintain. There comes a time when we must make some serious choices about how much we spend on maintenance. Looking at our roadways, Fade Drive is in reasonable condition. It has some sections with serious cracking that should be repaired. Wedge Way has some serious cracking at the entrance that needs repair. Chipshot is in very good condition. Greenside is where there are serious problems. There are many sections that have serious cracking and need to be replaced. The problem is where to stop. How much money do we want to spend on repairs. Replacement of an asphalt roadway cost about \$1.89 per square foot. Repairing a section of roadway cost about \$3.50 per square foot.

The roadway committee is recommending that the Greenside roadway gets replaced with 2-1/2" of compacted asphalt instead of repairing it. Our recommendations are as follows:

2022- Replace the asphalt roadway on Greenside and repair 5,000 square feet of roadway on Fade, Chipshot and Wedgeway.

2023- Sealcoat and crack seal all roadways.

- b. Reserve Study Review- Mike C. submitted this report: A reserve study has been conducted to determine the effects of certain future Links HOA expenditures and their impact on the annual assessment for the members of our HOA. The expenditures are the results of input from the Streets Committee chaired by Jim West and landscaping estimates provided by Bruce Palese. The expenditures consist of the following:

1. Removing and replacing Greenside Place roadway with a 2" or 2-1/2" asphalt roadway in Jan, 2022.
2. Repairing several street sections on Fade Dr., Chipshot and Wedge Way (aka West Side Streets) in Jan, 2022.
3. Crack seal and seal coat all HOA streets in Jan. 2023.
4. Replacing the gravel in the common areas along Fade Dr. in 2022. The Two sides of Abrego Drive will follow in 2023 and 2024.

5. Removing and replacing Fade Dr., Chipshot, and Wedgeway roadway with a 2" or 2-1/2" asphalt roadway in 2035. This estimate is based on the current quote to replace Greenside Place.

The impact of these future expenditures are summarized in Table 1 on the following page. Please note, the annual reserve amount to balance the budget for 2021 is \$10,683. This number will change as expenses for maintenance and services from our various vendors increase from year to year.

It is interesting to note past reserve studies used an estimated replacement cost for all streets in our HOA equal to \$306,000. In Table 1, the total cost estimate to replace all streets in our HOA equals \$260,400 for a 2" thickness, and \$305,375 for a 2-1/2" thickness asphalt. (report end)

The Board took the recommendations for a 2 ½ inch thickness and opted for Case Study #2. The thicker layer would hold up better and longer, however there would be a reserve shortage. The plan would be to replace Greenside and make repairs to the other streets in 2022. In 2023, all roads would be given a crack and seal coat which all the asphalt companies recommended. The Board felt it was more financially prudent to replace the Greenside road instead of repeatedly spending money patching it.

A motion was made by Jim West to replace the Eastside- Greenside Road and entranceway and repair the roads on Fade and Wedgeway. Lanny Voight seconded it. Mike Malenfant asked that the motion be amended to specify that the replacement would be with 2 ½ inch asphalt and for 44,000 square feet. The motion was amended and passed.

Since the asphalt quotes are good for only ninety days, the Road Committee

would need to obtain new quotes before a contact would be signed.

- c. 2021 Budget- Bruce discussed the 2021 Landscaping budget- he will need \$7500 in the Reserves to refresh three areas and \$17,500 for his operating budget. Felix Landscaping is increasing the hourly rate by 25 cents, an annual increase of \$156. The picnic area needs to be done. Who was using it? Even if the tables were removed, the bridge would need to be maintained for access in order to control the weeds. The bridge would be a liability if not maintained. Based on decisions made about the roads and landscaping and the Reserve Study, it was determined that \$12,350 was needed in the Annual Reserve to balance the yearly budget. In doing so, there would be a deficit. To balance the budget the Annual Homeowner's Assessment would need to be increased by \$18, increasing the fee to \$473.

Mike Clemens made a motion to approve the 2021 Annual Budget with the necessary \$18 increase in the Annual Homeowner's Assessment Fee, and Lanny Voight seconded it. The motion was passed.

- d. Speed Signs- Jim ordered two 20 mph speed signs as per the previous approved Board motion. Mike C. was able to mount them on the existing poles at the entrance of each side of the Links.
- e. Christmas Party/Ladies Luncheon- Due to concerns from homeowners about health safety during this Covid19 pandemic, the Social Committee has canceled the Christmas Party. The December Ladies Luncheon is still scheduled.
- f. Parking Passes- Because some homeowners want to know if cars that are parked in driveways for longer periods of time have ARC permission, Lanny will create a parking pass that would be put in the car's window. The pass will include the approved parking dates. He will email the pass to the homeowner.

New Business:

- a. HOA Assessments- Mike C. will be sending the 2021 Homeowners Assessments out in next few weeks. Assessments are not part of the Annual Packet. Because of the anticipated future road work the HOA fee will be increased by \$18.
- b. Other- 1.The concrete corner of base of the mailbox in the middle of Fade Drive is cracked. There are tire tracks there. It was suggested to place boulders there to prevent cars from driving on that area. 2. Jim made up a No Parking on the Curb flyer to be placed on car windshields that are parking on the curb. Mike C. has placed them on a few cars. He will send the Board members a copy. Rob will send out an eblast to remind residents that parking on the curb can damage the

concrete. Repairs will cost the HOA money and that could increase their Homeowner's Fee.

Adjournment: The meeting was adjourned at 4:22PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

Expenditure/Item	Case 1	Case 2	Case 3	Case 4	Case 5	Case 6
Greenside St R/R 01/22 2" asphalt	\$72,000.00			\$72,000.00		
2-1/2" asphalt		\$84,444.00	\$84,444.00		\$84,444.00	\$84,444.00
West Sts repairs 01/22	\$16,300.00	\$16,300.00	\$16,300.00	\$0.00	\$0.00	\$16,300.00
Crack & Seal coat 01/23	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00
R/R West side Sts. in 2035, 2" asphalt	\$188,400.00			\$188,400.00		\$188,400.00
2-1/2" asphalt		\$220,931.00	\$220,931.00		\$220,931.00	
Landscape Gravel 2022 - 100% Est.	\$30,000.00	\$30,000.00		\$30,000.00	\$30,000.00	\$30,000.00
Landscape Gravel 50% Est.			\$15,000.00			
Annual Reserve Needed to balance yearly Budget	\$9,350.00	\$12,350.00	\$11,350.00	\$8,600.00	\$11,260.00	\$10,680.00
Annual Assessment change above current \$455/yr	\$0.00	\$17.73	\$7.10	\$0.00	\$6.14	\$0.00

Table 1

The Links HOA

October 19, 2020

Minutes

The Links Board of Directors met at 3:00PM on Monday, October 19, 2020 via a virtual Zoom meeting. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Bruce Palese, Lanny Voight, Jim West, and Rita Collier-left at 3:10. Not attending was Mike Clemens.

The September 21, 2020 minutes were previously approved.

Treasurer's Report- Michael Clemens: There was no report due to his absence.

President's Comments- Michael Malenfant: No comments

Vice President's Report- Bruce Bushey: Bruce asked for a clarification of the 6 week move in policy. The Board agreed that it was six weeks from when the new homeowner actually moves in and not six weeks from closing.

Secretary's Report- Laurie Petrillo:

- a. 2021 Room Reservations- GVR has notified Laurie that room reservations are being worked on. Rooms will be assigned based on capabilities of social distancing. HOA meetings will only be assigned, no social activities as of yet.

Member Forum: none

Physical Facilities- Jim West:

- a. Road Repairs- Jim read this report- In April 2020, Lanny Voight, Bruce Magnuson and myself met with Gene Doughty from ACE Asphalt 520-909-5966 to discuss the road repairs. I have asked for and not yet received a current quote from him, but I do have a quote dated 10-21-2019 that details 8,026 sq. ft. of remove and replace for 24,420. This amounts to about \$3.00 per sq. ft. On Friday Oct 16th 2020, Lanny Voight, Bruce Magnuson and myself met with Joe White from Bates Asphalt 520-622-7174 to discuss the road repairs needed on Greenside Pl. We are waiting for a quote from Joe. One of Joe's recommendations is for us to just cold patch some of the spots that are getting real bad and then replace the whole roadway. Joe recommends that if when we do replace we should re-seal the following year. On Monday Oct 19th 2020 Lanny Voight, Bruce Magnuson and myself met with Anthony Castillo from Sunland Asphalt 520-262-2018. We are waiting for a quote from him. Anthony did say that if 30% or more of the roadway needs to be repaired, it should be replaced. Sunland has a chip and seal process that is being used in Quail Creek.

They are also quoting on that process. I am still waiting for budgetary quotes for repaving our whole roadway. Based on previous communications we have between 140,000 and 150,000 sq. ft. of roadway. Based on an approximate cost of \$1.65 per sq. ft for remove and replace with 2" compacted asphalt, our total cost would be approximately \$231,000.00 to \$247,500. There will most likely be other costs like raising utilities, disposal of old roadway, and improving the base.

Jim estimates he will need about \$25,000 for road repairs. He feels that more major repairs will push total replacement to 10 years or longer. Rains deteriorate the roads faster. Greenside needs more repairs than the other side. A more current estimate for road replacement will be needed by the next Board meeting in order to approve the 2021 budget. Also needed, to check Mike C.'s timeline to decide if we should borrow for road repairs from the reserves and decide how that will effect assessment fees. Lanny, Bruce Magnuson, and Jim will look at the road repairs needed.

Landscape- Bruce Palese:

- a. So far Landscaping is \$600 under budget through September. However, Bruce P. feels he may need to spend it to treat the Santa Rita prickly pears that are infested with cochineal scale. Felix will power wash the cacti to try to remove as much as possible. Bruce P. will contact Borderland to discuss using a special industrial soap, one or two times to treat the scale.
- b. Bruce would like an email blast to be sent out to homeowners asking them to water the plants in the common areas by their homes during the drought. Also to remind them to trim their bushes and palms.
- c. Bruce P. and Lanny will get together to address the homeowners with overgrown or untrimmed plants.
- d. Bruce will look into pricing and suggestions of companies that provide palm trimming services to give to our HOA homeowners.
- e. Felix's 2021 new rates will increase 25 cents an hour.

ARC/Compliance- Lanny Voight: Nothing new to report.

Legal Affairs- Rita Collier:

- a. Rita gave her report at the beginning of the meeting before she left. She said she found nothing official in writing about virtual meetings and homeowners' accessibility to them. Rob Petrillo will continue to send out the Board meeting agenda each month with a reminder that any homeowner wishing to attend the Zoom meeting can contact Mike Malenfant. They can also let Mike know if there are issues they would like to have discussed at the meeting.

- b. Rita told the board that a Links house sale fell through because of rudeness of homeowners out walking towards prospective buyers. She asked that a blast be sent out to remind our homeowners to be courteous towards those they meet.

Unfinished Business:

- a. GVC Representative- GVC has cancelled HOA representative meetings currently during the COVID crisis. Zoom is unable to handle that amount of users at one time. Rob will continue to send out the GVC reports in his eblasts.
Speed Signs Revisited- Cars have continued to speed on our HOA streets. Jim will go ahead with the purchase of the speed signs.

Laurie proposed that our speed limit would be 20 miles per hour, Bruce P seconded it, and the motion was passed.

- b. Waste Management Fees Update- Laurie reported that a Waste Management representative told her homeowners' fees are based on how long the homeowner has had a service account with them. Mike M. will contact Amber at Waste Management to discuss our contract.
- c. Curb Concrete Repair- Jim will talk to GVC to see if any handymen are recommended to do epoxy repairs. The Legends and The Springs did curb sealing.

New Business:

- a. 2021 Budget Proposal- Both of Mike C.'s proposed 2021 budget were reviewed- one with the Landscaping Refresh and \$20,000 Street Improvement expenditures and another with the Landscaping Refresh and no street improvement. Bruce thought he would need only \$17,500 for landscaping maintenance, but the additional \$350 would be used for insect control on the Santa Rita cacti. He also thought he would need only \$7500 to refresh areas 12,13,and14 and, not \$7700. The road repair budget is for \$20,000, we need to consider what will happen if Jim's estimate for \$25,000 is correct.

Jim West proposed the Board moves forward with working on the budget that includes the road repair in order to keep the HOA roads in good repair. Brush Bushey seconded it, and the motion was approved.

Adjournment: The meeting was adjourned at 3:45 PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

September 21, 2020

Minutes

The Links Board of Directors met at 3:00PM on Monday, September 21, 2020 via a virtual Zoom meeting. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Michael Clemens, Bruce Palese, Lanny Voight, Jim West -3:10, and Rita Collier-3:16.

Homeowner present was Bruce Magneson, Kathy Malenfant, Katharine Voight

The March 15, 2020 minutes were previously approved.

Treasurer's Report- Michael Clemens: The August budget had expenses of \$3,107.20 and income of \$252.32. The Reserves Total was \$223,565.34. Total Assets were \$246,716.66. A CD of \$66,813 matured on September 16 which was rolled over, another of \$15,164 will mature on October 26. On November 5, 2021 the next CD will mature. The yearly CD rate is 0.7%. Our HOA money market account has a 0.5% interest rate. As the CDs mature the Board needs to consider what upcoming expenses (ie. road repairs) will be incurred in order to decide to reinvest the money or put it into the money market where it can be slid into the HOA checking account as needed. Any early withdrawal incurs a penalty. Mike C. reported the HOA is in good standing for its expenses for the rest of the 2020 year. The property taxes for the six different common areas has increased about \$70. They will be paid all in one payment in October instead of installments.

A motion to accept the September 21, 2020 treasurer's report was made by Laurie Petrillo, seconded by Bruce Bushey, and unanimously approved by the Board.

President's Comments- Michael Malenfant: Mike M. discussed the Waste Management fees. The Board realized homeowners are not being charged the same fee even though we have a HOA contract.

Vice President's Report- Bruce Bushey: Nothing new to report.

Secretary's Report- Laurie Petrillo:

- a. 2021 Room Reservations- Room reservations for The Links 2021 HOA functions have been submitted to Jody Crawford. GVR has not given the approval for room usage as of yet due to COVID restrictions.
- b. New Homeowners- Laurie asked for the Board to receive notification when a home being sold has closed along with the homeowner's new information. (Mike

M. was not aware that Anne Boyd had sold her house and moved to The Greens.) Mailing addresses need to be updated to insure that the Annual Packets are sent to the correct winter addresses. Laurie, Rob Petrillo and Mike C. with work on a more cohesive notification system.

Member Forum: Bruce Magneson attended the Zoom meeting to hear discussions about Palm trimmings, physical and facility reports.

Physical Facilities- Jim West:

- a. Concrete Curb Repairs- A few curbs are breaking apart. (The curb is the slanted concrete that is between the flat sidewalk and the asphalt road.) The possible grinding of the broken curb sections could be a remedy, but a question asked was would this only be a temporary fix. Jim will seek advice from a concrete expert- possibly from the GVC list of companies recommended. Jim reported that ACE did not get back to him with an estimate for the areas they have marked off and are watching for continued degrading. Bruce Magneson, Lanny, and Jim will need to follow up and get estimates for the repairs.

Landscape- Bruce Palese:

- a. Refresh Areas Remaining- Three areas are still need to be refreshed. Two are scheduled in 2021 and one in 2022. Bruce would like to do all three next year. This would impact the long term planning budget. A cost of \$8000 was mentioned.
Mike C. felt that the Board needed to examine what expenses, such as road repair, might impact this request.
- b. Plant Condition- Bruce said a number of new plants did not survive the dry, lack of monsoons summer. He has been trying to hand water some of the new plantings. A number of the HOA's Santa Rita prickly pears have cochineal scales, and some are struggling with the infestation. Laurie was concerned since the scales can spread to other plants (for instance the cholla). Help is needed with watering and treating the plants. Bruce has been hosing them down, and he will continue to monitor the situation.
- c. Rock Rivers are starting to need repairs. Bruce would like to periodically do repairs as needed to prevent the huge task and financial impact of doing them all at once. They were last done five years ago at a cost of around \$6,000.
- d. There seemed to be two watering schedules causing increased water bills and long watering times. This has been remedied to only one scheduled watering time.
- e. The contract with Felix Landscaping is coming to an end soon. Bruce will find out if there will be increases in cost for their services for next year.

- f. Because of the small amount of rain this summer it was difficult to determine how cost effective the pre-emergent would be based on the test area conducted. It did have less weeds than the non-treated area around it.
- g. The Landscaping budget is @\$485 in the green for this year.

ARC/Compliance- Lanny Voight: Lanny will revisit our HOA guidelines. Some wording is vague, and he will rewrite those to make them clearer in understanding. Once completed, he will send the draft to the Board for input. Lanny has noticed that some snow birds are not maintaining the upkeep of their bushes and gardens. He will send out reminders to those homeowners of yards in need of work.

Legal Affairs- Rita Collier: Nothing new to report.

Unfinished Business:

- a. Defibrillators/AEDs – Previously, our Board voted to discontinue moving forward with having the AEDs in our HOA. Jim West, after this summer's heart incident thought there was a more pressing need for an AED in our HOA. The Springs which had originally decided not to invest in the defibrillators due to legal liabilities, does have them now. A group of homeowners formed a non-profit group and are responsible for running the program (getting volunteers, upkeep the equipment etc.) It is not run by the HOA. It was suggested that we do a canvas of The Links residents to determine if there is enough of an interest to continue going forth with looking into this option.
- b. GVC Representative- Anne Boyd, our past GVC rep has moved. The HOA does not have a replacement as of yet. Mike M. will follow up with what the GVC is doing concerning HOA representatives- since there are no physical meetings at the moment.

New Business:

- a. Palm Tree Trimming- Only a few homeowners have trimmed their palm trees after the e-blast was sent out. Another reminder will need to be done.
- b. Halloween and Christmas Celebration Plans (COVID)? Options? The Social Committee thought having a Halloween Party is too soon during this COVID time. The Christmas Party has been reserved for Dominick's. Dominick's can social distance in either of its two rooms- one for 25 people and the other for 60. It was mentioned that social distancing at a Christmas party was counter to the idea of socializing at a holiday party. The HOA will be canvased to decide if there is enough interest in having the party. Rob Petrillo will send out an eblast to see the amount of interest.

- c. Link Up Options?- The Social Committee feels that homeowners would not want to attend/host Link Ups at the present time. They will continue to be on hold for now.
- d. Dec. 17, the Ladies Luncheon is scheduled for Tubac. It is not sure if that will be held. The Board will be further advised by the Social Committee.
- e. Carryover of Social Committee Budget Due to COVID? Option? Mike C. said it has been the policy to not immediately roll over unspent money into a committee's next year's budget. The total HOA budget for next year would need to be examined to determine if the excess money might be needed in other areas instead.
- f. Zoom Meetings- Rita will look into Open Meeting compliance using Zoom. Mike M. will find out how many can attend a Zoom meeting.

Adjournment: The meeting was adjourned at 4:11PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA
May 18, 2020
Minutes

The Links Board of Directors did not meet due to the Covid-19 pandemic.

The Links HOA
April 20, 2020
Minutes

The Links Board of Directors did not meet due to the Covid-19 pandemic.

The Links HOA
March 16, 2020
Minutes

The Links Board of Directors met at 3:00PM on Monday, March 16, 2020 at the house of Laurie Petrillo. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Michael Clemens, Bruce Palese, Lanny Voight, Jim West, and Rita Collier.

Homeowner present was Jim Jeffrey.

The February 17, 2020 minutes were previously approved.

Treasurer's Report- Michael Clemens: The February budget had expenses of \$4844.03 and income of \$299.08. The Reserves Total was \$222,031.61. Total Assets were \$257,710.97.

A motion to accept the March 16, 2020 treasurer's report was made by Lanny Voight, seconded by Bruce Bushey, and unanimously approved.

a. Income Taxes- There was an error in the calculations of the taxes that was corrected.

The taxes will now be filed electronically.

The CPA would help any new treasurer with the accounts.

b. CD Renewal- Three CDs will be maturing this year, they will need to be sequenced if money is needed for road repairs.

A motion was made by Mike Clemens to not renew the upcoming maturing CD and instead cash it out and move it to the money market account. The motion was seconded by Lanny Voight and approved by the Board.

President's Comments- Michael Malenfant: Mike thanked Mike Prosser and Jim West for all their efforts and continued follow ups in order to have the Abrego sidewalk grate repaired. The Abrego east gate has been repaired.

Vice President's Report- Bruce Bushey: Nothing new to report.

Secretary's Report- Laurie Petrillo: Laurie will be updating emails and phone numbers listed on the 2020 Age Verifications. A second reminder will be sent to homeowners who have not returned the form yet.

Member Forum: No comments.

Physical Facilities- Jim West: Jim feels there needs to be some road repair soon. Jim, Lanny, and Mike M. are the Road Committee. They will get 3 bids for the work they feel needs to be done.

Landscape- Bruce Palese: The work on the east side of Abrego is almost complete, then they will move to work on Fade.

ARC/Compliance- Lanny /Voight: There was a request made and approved for a security door. Lanny will rewrite the wording- about maintaining a house to community standards. The Board felt that this too vague and the wording needs to be more specific about what is to be expected.

Legal Affairs- Rita Collier: Rita said if a homeowner is not maintaining the landscaping, the HOA can hire a landscaper to do the work and charge the homeowner the landscaping fees.

Unfinished Business:

- a. Speed Limit Signs- Jim would be purchasing two 25mph speed limit signs. An extension to the current sign posts would be tried if the same type of post could be found. The extension would be bolted to the current posts at both Links entrances.
- b. Information Boards- The larger communication board on Fade Drive is leaking. The back is particle board and is peeling and disintegrating. Most boards are not outdoor type boards, a shelter top would be needed even if the HOA were to purchase a new one (\$171 plus \$35 shipping), true outdoor board would be \$564 plus shipping. Jim thought he would like to try to repair the current board, replacing the backing and painting it. Since Mike C. recently replaced the plexiglass front with the Board's approval, the board agreed Jim should try to repair the information board.
- c. AEDs – The Springs have AED machines, a group formed a cooperative and purchased the devices. The Links still will not move forward with purchasing the devices because of legal reasons.
- d. Annual Minutes- Lanny will send out the 2020 Annual Minutes to the Board for approval.
- e. Parking Waivers- There has been a long term parking waiver approved – a family member will be staying with the homeowner while she is attending college.

- f. Parking signs- Lanny will make up flyers that will be put on the windshields of cars parked on the sidewalk.

New Business:

- a. Coronavirus and HOA Activities- Since GVR has cancelled all activities until further notice, The Links HOA felt that all official Link Ups should be canceled as well.
- b. Waste Management and Snowbirds- Waste Management will no longer put a snowbird's account on hold while they are away. Now a homeowner would need to cancel their service, then when they return, call to open up their account again.

Adjournment: The meeting was adjourned at 3:00PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA Board of Directors Meeting minutes of February 17, 2020.

Roll Call: Mike Malenfant, Jim West, Mike Clemens, Laurie Petrillo, Lanny Voight, Bruce Palese, Rita Collier, Bruce Bushey.

Call to Order: President Mike Malenfant called the meeting to order at 3:00pm. There were no homeowners attending.

Treasurer's Report – Mike Clemens:

January expenditures of \$4600, Total Income of \$44,946, Reserve balance of \$221,764, Total assets of \$261,956.

Motion to accept Treasurer's report by Lanny, 2nd by Bruce P. all in favor: motion passed.

President's Comments – Mike Malenfant:

Discussion regarding creating a Caregiver/Lifeline contact list; Rob to send out e-mail blast asking residents if they would like to list a local emergency contact name/phone.

Vice President's Comments – Bruce Bushey:

Bruce attended the Santa Rita Springs master association meeting; nothing to report. Bruce asked what the purpose of this group is. Mike C. provided insight as to what the association does which is maintain the concrete walkway between The Greens and The Springs. The association collects \$3.75/house from seven HOAs of which The Links is one.

Secretary's Report – Laurie Petrillo:

Seven age verifications have not been returned; couple of them are from houses that are for sale.

Member Forum:

No homeowners present.

Landscaping – Bruce Palese:

Refresh areas for 2020 are complete.

Weed control/spraying requires the applicator to be certified. Felix has one, but he is very busy, so I am looking for someone else for weed spraying. Bruce asked if he had the Board's approval to do; all Board members approved, as long as within the budget.

Weed control to be done this week along Fade/Wedge Way.

Picnic area has already been sprayed once, appears to need again.

Pre-emergence has been sprayed in the test areas; will be monitored.

Physical Facilities – Jim West:

Drain/sidewalk repair on Abrego; called Amy at GVC, left voice mail, no response yet. Called Pima County as well, no return call yet. Sent an email to Pima County Public Relations. Jim will continue to pursue. It was suggested to contact Steve Christy, which Jim may do.

ARC Compliance– Lanny Voight:

One ARC Request form submitted; new owners of 2719 Fade to replace a couple of windows; same color/style. ARC Request was approved.

Legal – Rita Collier:

Attended seminar held by Carolyn Goldschmidt; topics included rule enforcement. If any rule is not enforced for a period, then it becomes non-enforceable in the future.

To remove a rule from the CC&Rs requires a lawyer to fill with Pima County; costly process.

When a homeowner is in violation of a CC&R, there are steps to be followed.

Will be attending next seminar held by Carolyn Goldschmidt

Unfinished Business:

a. Speed Limit Signs: cost is approximately \$300 for two signs, installed on existing poles. Motion by Mike M., 2nd by Laurie to purchase two 25 mph speed limit signs. Vote was 6 to 2. Jim to purchase signs.

b. Parking Survey Update: Rob received 12 responses; Lanny to review and make recommendation at next Board meeting,

c. Abrego Sidewalk – Pima County Update: already addressed in Physical Facilities report.

d. Weeds: addressed in Landscaping report

e. House Painting: Rita to research if HOA has the authority to inform a homeowner that house needs to be painted.

New Business:

a. Review of Annual Meeting: Discussion to have A-frame signs made to announce Board meetings on the day of the meeting. Signs to be at The Links two entrances. Motion by Mike M. to obtain signs, 2nd by Jim. Motion not approved.

b. Caretaker's Lifeline: Mike M. to research to see what other communities have.

c. Bruce P. had an issue with a homeowner's bushes over the wall into common area needing trimming. Bruce sent them an email, homeowners replied and will take care of.

d. Have Rob include in his email blast for residents to check their voter registration with Pima County; have been cases of Pima County not having residents registered.

e. AEDs: discussion of how The Springs has them. The Links discussed and voted to not have AEDs due to liability.

Meeting adjourned at 4:00pm

The Links HOA Board meeting minutes of 1/20/2020:

Called to order at 2:59pm by President Mike Malenfant

Roll Call: Jim West, Mike Clemens, Lanny Voight, Mike Malenfant, Bruce Palese, Rita Collier. There was one homeowner attending, Bud Montgomery.

Treasurer's Report – Mike Clemens:

Total assets of \$259,913. Had \$638 of income with \$2563 spent in Dec 2019.

Have received all 2020 annual assessments.

There will be a change for the 2021 assessments in that there will be no grace period before late fees are assessed. The 2021 assessment is due on Dec 31, 2020 with late fees assessed beginning Jan 1, 2021.

Motion to accept Treasurer's report by Lanny, 2nd by Rita, all in favor: motion passed.

President's Comments – Mike Malenfant:

Have a committee sign-up sheet at the Annual Meeting.

Sharon and Roger Keel will no longer be the West Side's decoration committee; new volunteers are needed to take over this committee.

Vice President's Comments – Jim West:

Drain covers on Abrego:

Have been in contact with Pima County to determine if they are responsible for the sidewalks/drain covers on Abrego or The Links HOA is. Mike C. stated that he has a document stating that Pima County is; will locate document. (Note: later in the day Jim forwarded an email he received from Pima County showing they are responsible for the sidewalks along Abrego.)

Have submitted a service request through the Green Valley Council (GVC) for the repair of the drain cover. There are currently seven service requests that were created through Pima County's SeeClickFix application. Most have been categorized as drainage issues, not safety issues by Pima County. Anyone can submit a problem/issue through the SEECLICKFIX phone app to Pima County and can "vote" to increase its priority. The GVC does not provide status on service requests. I have also been in contact with a lady named Olga from Pima County roadway maintenance.

Will not be able to attend the Santa Rita Springs master association meeting on Feb 3. Will see if Bruce Bushy can attend.

Secretary's Report – Laurie Petrillo (absent, via email):

Annual meeting room setup:

Will have a check-in table with two chairs, three tables with nine chairs, two tables for refreshments and 45 chairs for attendees. If we provide coffee, milk, sugar, cups, etc, the custodian will prepare the coffee and have ice water.

Have received 70/94 age verification forms and 68/94 ballots. Jan 25 is the deadline. Ballots will be sent to Carol for counting.

Need to edit homeowner's mailing addresses as many annual packets were sent to the Winter addresses instead of local, resulting in them not getting their packets.

Have received the storage locker key from the West gate Christmas decorators.

Call to homeowners:

Bud stated he had no issues to bring-up to the Board.

Landscaping – Bruce Palese:

Weed control/spraying to be done along West side of Abrego next week. Takes 2-3 weeks to schedule spray truck, then another week after spraying for weeds to be dead.

Have continued to look at pricing for Pre-emergence on various sections of our common ground to help reduce the price. Have received lower quotes for reduced treated acreage there is not a consensus whether this is the best way to spend our funds. A majority of the HOA's around us have a pre-emergence program but they are also larger HOA's.

Board discussion to have pre-emergent applied to two control areas so we can monitor if this is better than current weed control. Motion by Mike C., 2nd by Bruce to spend up to \$250 for this. Motion approved.

We did the \$500 payment in 2019 to Felix Landscaping, resulting in a same amount credit for 2020.

Will be repairing the walkway on North end of Greenside out to Abrego sidewalk.

Facilities – Jim West:

Lanny informed Jim of an email from Bruce saying that the "coyote" screens at the East gate have been destroyed, likely by Javelina. Jim to review.

ARC – Lanny Voight:

One ARC request form submitted; new owners of 2719 Fade to replace entry way tile.

Two versions of Homeowner Guidelines sent out in annual packet, only differences are with regards to Common Ground usage for political signs and parking. Should an issue arise from this, will advise to have the most recent dated version.

Lanny to add Rule Enforcement pages from 2007 Homeowner Guidelines to the web site Homeowner Guidelines; no changes from the 2007 document.

Attended GVC ARC workshop on Jan 15. This is an hour-long round table discussion, no agenda, attended by various HOA ARC reps. Major topic of discussion was any HOA rule that is not enforced for a period of time, becomes a non-rule and is no longer enforceable in the future. AZ courts do not favor HOAs, as in most cases, the court decision is to the homeowner.

Legal – Rita Collier:

Researched an HOA's legal responsibility regarding a home burglarized and using common gate codes known by all; found nothing.

Will be attending seminar held by Carolyn Goldschmidt on Jan 22.

Old Business:

Annual meeting preparation already provided.

Broken drain cover – already discussed.

New Business:

Parking Waivers:

Residents complaining about vehicles parking in driveways for extended periods. Currently there is no time period for the waiver. Discussion to have a parking waiver for medical reasons with a one-month time period, renewable. Others to have a two-week time period, renewable. Further discussion is for an email blast to homeowners asking for input regarding no longer enforcing vehicle parking in driveways as this would eliminate the need to have parking waivers. Email blast to be sent-out.

2020 Goals:

Have a “who to call” list established.

Continue Reserves study

Meeting adjourned at 4:09pm.