

The Links HOA Annual Meeting

February 10, 2024

The Links Homeowners Association's Annual Meeting was held in the Anza Room at Santa Rita Springs Recreation Center in Green Valley, Arizona.

Members of the Board that were present were Mike Malenfant, Laurie Petrillo, Lanny Voight, Rita Collier, Deb McPartland, Jim West, and non-voting board member Rob Petrillo.

Abe Gilman was absent.

52 homeowners attended.

The meeting was called to order at 6:00PM by President Mike Malenfant.

Katharine Voight, Chairperson of the Social Committee welcomed the homeowners in attendance. She thanked her committee members, Virginia Gengler and Maureen Raso for their assistance in the potato bake preparations.

President- Mike Malenfant: Mike opened the meeting and then Rob Petrillo read the bios of Michael Clemens, Lois Hoppe and Dennis Servatka, also remembered was Anita Lichter a long time Links homeowner before she moved into a senior living facility. There was a moment of silence in their honor before the guest speaker was introduced.

Guest Speaker: Sandie Stone, Acting Secretary of the Santa Rita Springs Masters Association. Sandie spoke about the responsibility of the Masters Association to maintain the bridge and the path that connects the Greens to the Springs HOA as well as its liability insurance on that area. This path allows access from the other communities to the Rec Center without going onto I-19 Frontage Road. It also serves as an emergency egress if Frontage Road is unpassable. Our own Jim West (its president) and Lanny Voight (its treasurer) are on the Masters Board.

Mike mentioned that the utility boxes that are on private property were looking in need of painting and that this is something the new board might be working on organizing. He also said the board will be evaluating the advantages of remaining with the Green Valley Council. He then announced that he was resigning from the board after many years of service.

Treasurer- Lanny Voight: Lanny presented this report:

2023 Points:

1. Year ended with a total HOA asset of \$264,547.78
2. All annual dues were collected.
3. First year in the last three that the estimate to reserve was met; was actually exceeded.
4. Main cost is landscaping at \$18k
5. Items that were over the estimated budget were: storage room and PO Box, followed by utilities.

2024 Points:

1. All annual dues were collected.
2. Estimated budget was adjusted in both directions. Landscaping budget did not increase.
3. Will be doing seal coating of the roads this year, expected cost is about \$25k.
4. GVC dues were higher than estimated. Estimated 12.5% increase, actual increase was 16.7%! Board will be discussing this year whether to stay with GVC or not.
5. Will be opening another CD this month.
6. Hopefully cost increases are slowing, so that 2025 annual dues will not increase; time will tell.

Changes to the budget were from increased insurance costs and GVC dues.

Secretary- Laurie Petrillo: Laurie reminded the homeowners the importance of filling out the Age Verification Form. Reason One – to keep in legal compliance with the 55+ age requirements, and secondly to provide contact information. She asked that all information be kept current and any changes be sent Rob Petrillo. There have been homeowner health issues where it was necessary to notify the person's emergency contact. 80 of the 94 Age Verification forms have been submitted back. Some that were missing were for houses that are up for sale. She asked that all forms please be completed fully as she received some forms with not even an address on them. From the information provided on the returned forms The Links have 51 full time residents, 17 part-time, 1 rental, 1 vacant, and 10 did not answer this question. The age ranges are- 1 in their 40s, 6- 50s, 17-60s, 67-70s, 39-80s and 2- 90s. Laurie will send out an email reminder to the missing form homeowners.

Landscaping- Deb McPartland: Deb gave this report- Thanks to our landscaping committee - Marilyn Montgomery, Lanny Voight, Beth and Jim Jefferies, Carmen Peters and Jennifer Stowell. And to the Adopt a Space volunteers – Jim and Beth Jeffries, Stephanie Velsmid and Karen Zvonik, Lanny Voight, Marilyn Montgomery, Abe Gilman and Trudy Fanning.

Homeowners, by pulling a weed here or there and/or letting me know where there is a water leak, rodent issue or dead plant. Thank you!

Our Action Plan for 2023 was to maintain our weed management, prepare for the Monsoon season, and replace dead plants with those donated by our homeowners.

Weed management

- Our Landscaping committee and “Adopt a Space” volunteers have done a great job of maintaining our weeds this year.
- Our relationship with Torres Blanca’s Operations Superintendent has continued to work. His team and ours have been able to clear and keep clear some areas of past concern.

Monsoon Prep

- We made use of a free 40 yard dumpster that was given to us by Waste Management. We delayed some of our large tree trimming and prep our large trees for any possible Monsoon storms. As our HOA reaches 20 years old, there were some trees that had large branches that broke in the various wind storms.

Donated Plants - Thanks so much for your donations

- We received 22 plants which have been replanted in areas that plants had died or been eaten by javelinas

2024 Action Plan

We will begin our committee meetings again in March. We will continue to review our weed management, prepare for the Monsoon season, and replace trees/plants (aged, dead).

The javelinas are back. Things that you can do to try to keep them from your property is to ensure you don't have any standing water or food out for birds and your pets. They say you can spray garlic and vinegar water or spread coffee grounds around the perimeter. Apparently they don't like the smell of these encouraging them to stay off your property.

In closing, if you have any ideas, suggestions or questions, please contact me. Thank you.

Physical Facilities- Jim West: Jim gave the following report-

Physical Properties Report Roadways The biggest project of the past year was the crack sealing of the roadways. Crack sealing is necessary to keep moisture from seeping under the roadway and destroying the road's sub base. Seal Right Specialties was hired to do the work at a cost of approximately \$13,000.00. When the work was being done, we needed to stay off the roadways for a couple of hours, so we asked residents via email to park on the streets if they needed to get out. Chuck Callejon, and James McPartland volunteered to transport any of the resident to and from their cars via their golf carts. In the past, crack sealing was always done in the summertime when many of the residents were away. The problem with this is that when it is hot, the cracks are the narrowest, then when winter comes and the cracks widen the newly laid tar cracks. That is why we decided to crack seal in the winter. This decision proved to be the right one, because we have experienced four seasons with no failures in the seal. There is a roadway committee that helps with decisions for maintaining the roadway. The members of the committee are Lanny Voight, Bruce Magnuson and myself. I would like to thank all volunteers for their support of this project. If anyone else is interested in joining the committee please let me know. Communication The one thing that we learned from this crack seal project is that we needed to improve how we communicate with all our residents. Emails were sent out to all of the residents, but we found that some of the email addresses were wrong and some of the residents do not bother to read emails. To correct this, we decided to try A-frame message boards at the gate exits. Rita Collier donated some old real estate signs and \$25.00 to cover painting costs. Rob Petrillo is using those signs along with emails to communicate with residents. Gates Most of the trouble that we have with our gates is damage. If someone bumps the gates and tries to force it open, it damages the gates. Signs were put up to warn people to not bump gates, but we still had trouble. We thought about security cameras, but that is an expensive option. We do that have signs warning of surveillance though. Street Lights We have street lights throughout our neighborhood. We pay to keep them lit, but we do not maintain them. TEP maintains the street lights. We had several calls this past year, of failed lights. I notify TEP but it takes a week or two for them to come out and replace it. Vandalism We needed to replace a street sign. There is a "Yield" sign on the south end of Fade. Someone etched a large derogatory symbol on the sign. Once we were notified of the problem, the sign was replaced. Vandalism is happening in our quiet community. We have had signs defaced and gate controllers damaged. Please keep a lookout. Some projects that we are planning for the next year include:

- The roadways will be seal coated. This is a process of putting a new emulsion coating on the complete roadway. We have estimates that go from \$25,000.00 to \$50,000.00. This will be a longer process than the crack sealing. We may need to stay off of the roads for two days.
- We are also planning to paint the gates and repair and repaint the columns that the gates mount to.

Architectural Review Committee and Compliance- Abe Gilman was not in attendance, no report

Legal Affairs- Rita Collier: Rita has been attending Zoom workshops held by GoldschmidtShupe. These workshops are held to help the HOA avoid issues and to help comply with state requirements.

Communications and Community Affairs- Robert Petrillo: Rob presented these reports-

Communications:

- I continue to send out e-news mailings 1-2 times a month to keep people informed on board meetings, link ups, ladies luncheons, and lots of other useful information.
- This year I did a full makeover of the website to make it easier to navigate and be more informative. I designed it for both homeowners and potential buyers to learn about us and the community we live in. The site is divided into seven main sections:

ABOUT US: What is an HOA, How we started, HOA Map with lot numbers, Floor Plans for the model homes in the Links

MEMBER ONLY (Password): Homeowner listing, Officers/Committees listing with contact info, Who Ya Gonna Call, SAV and GVFD Services, Arbitration Info, Snowbird Checklist, Info for emergency home and weather situations

BOARD: Minutes and Financials from 2017-present

HOA RULES: Dues Info, CCR, By laws, Homeowner Guidelines, Communication Policy, Arc Forms, Parking Waivers,

SOCIAL ACTIVITIES:

GREEN VALLEY AND BEYOND: Info about history, visitor info, local business, places of worship, Things to do, Other nearby Towns information

GVR: Info about the centers, clubs, activities, Arts & Entertainment

Community Affairs:

- I continue to work with Real Estate agents and Title companies. Send out CCR and Guidelines and answer questions to potential homeowners before and after closing.

- I am the “point person” in the Links to answer any questions or concerns from homeowner or to point them in the right direction where to find the answers.

- I organized an HOA wide Yard Sale this past fall with 8 homes participating.

Election Results:

There were seven openings on the board for this year and we were able to find candidates for all seven positions: Incumbents Rita Collier and Laurie Petrillo, plus Thomas Conner, Bud Montgomery, Ed Peterson, Cheryl Powers, Larry Robertson

62 ballots turned in (66%) – all candidates were elected

Since the election, Cheryl Powers resigned due to personal issues – one vacancy at this time

Motion allowing two members of the household to both serve on the board only if there are no other volunteers willing to serve. – **Passed with 77% Yes there were 16% No, 6% No Vote/Abstain**

New Homeowners in 2023

February: Christina Davis – 2717 S. Chipshot

July: Patty Hayes-Weber & Robert Weber – 2727 S. Fade

December: Lee Parrent & Nancy Hagerman-Parrent – 2671 S. Fade Dr.

Member Forum: Bruce Bushey thanked Deb for doing such a good job with the landscaping.

No further items were brought to the Board’s attention for discussion.

The meeting was adjourned at 6:02.

After the meeting the new 2024 Links Board met to decide on Board positions.

President- Laurie Petrillo Vice-President- Larry Robertson Treasurer- Lanny Voight

Secretary- Tom Conner Facilities- Jim West ARC- Ed Peterson Legal- Rita Collier

Landscaping- Bud Montgomery

Respectfully Submitted,

Laurie Petrillo, Secretary