

Meeting minutes of The Links at Santa Rita Springs HOA Board of Directors Meeting March 18, 2024 3:00 PM *Abrego South GVR Center*

Roll Call: Board members: Laurie Petrillo, Lanny Voight, James West, Rita Collier, Ed Peterson, Larry Robertson, Bud Montgomery.

Absent: Tom Conner

Homeowners: Richard Cermak, Barbara Brooks, Laura Miller.

Call to Order: 3:00pm.

**President Laurie Petrillo's comments:**

Attended GVC President training workshops with area HOA Presidents roundtable discussions and Fair Housing Act presentation, changing HOA documentation, what docs do and do not need to be recorded with Pima County. The Links By-Laws are not a recorded document, just notarized; will do the same with the next revision.

**Treasurer Lanny Voight's Report:**

Just normal expenses for February, received one property transfer fee of \$400. Both Federal and AZ income taxes have been completed and filed. Federal liability of \$174, AZ liability of \$203. Both to be paid in April.

Laurie questioned the February water bill of \$212, which was 23% of the 2024 budget. Discussion regarding irrigation schedule; Bud to check.

Larry asked if the 2024 Budget for water accounted for a rate increase? I responded that the budget was determined in Sept 2023 and was based upon what had been spent at that time, estimated for the remainder of the year and then a small increase was added for the 2024 budget. I did not know of any water rate increase.

Motion to accept the Treasurer's report: Larry, Ed 2<sup>nd</sup>. Voted on, all agreed, report accepted.

**Vice President Larry Robertson's report:**

Larry read the GVC up-coming agenda and time allowed for each topic.

Laurie thanked the Board members for sending in their reports.

**Landscaping Chair Bud Montgomery's report:**

Crew has changed from every Thursdays to Mondays, do not know the reason.

Common grounds along Abrego to be sprayed on Wednesday for weeds.

Asked about trimming some trees on common ground at the North end of Chipshot to create access for a walking path to the area; Board agreed.

**Facilities James West's report:**

All of the structures at our entrances need painting. They all have bubbles where the paint is lifting. I have tried to find documentation on the colors that were used in the past. I cannot find any documentation. I have some color samples, that I would like to get approved. We need to decide if we want to do it ourselves or hire someone. These are the steps that would need to be done. Pressure wash all of the structures. Repair that damaged stucco, paint bad areas with primer paint, paint the structures.

To paint the gates: Pressure wash all of the gates, remove loose paint, grind or sand rusted areas, prime rusted areas, paint the gates. Bud mentioned that the gates appear to be rusting from the inside due to water intrusion. Needs to be addressed.

Ed stated that these were too big of jobs for residents to do, need to have it done. Jim to get estimates. Ed will send his thoughts of what is needed to be done to Jim.

Had a lot of troubles with gates this past month. We can thank Lanny for the work that he did on the East Gate phone system. We had Century Link and Alltech pointing fingers at each other and Lanny finally fixed the problem himself. The West gate had a motor overload problem because limit switch failed to signal that the gate was closed.

Jim would like to re-open discussion of having the roads chip-sealed instead of replacing Greenside and seal coating the West roads. Jim had estimates from Holbrook of approximately \$48k, Specialties Coatings (seal coat) was about \$25k. Discussion regarding life of each coating vs cost. Jim estimated chip-sealing at about \$100k for all of the roads. More discussion regarding Greenside replacement vs repairs vs coating. All Board members living on Greenside voiced opinion to replace as Greenside's condition is continuing to deteriorate and no coating is going to fix it.

Due to the cost involved, Jim wants full Board involvement with meetings with asphalt contractors. Jim will be setting-up meetings with contractors.

Larry asked about the details of the East gate phone problem. Lanny explained the details.

For the record, Jim provided details on what would be required for Pima County to take over responsibility for our roads. These include removing the gates, lose of being a gated community, a 20 foot easement on each side of the road which would be homeowner property, bringing the roads up to their standard of construction, which would likely involve reconstructing of all roads, very costly.

Incident of a homeowner draining their pool onto Fade Dr. and onto common area.

The Board interpreted the draining of a pool onto our HOA street and/or common area as not in accordance with our CC&Rs, paragraph 9.11 . Larry will draft a letter that will be sent out on an e-blast stating that draining of pools is a CC&R violation. Larry made a motion that was 2<sup>nd</sup> by Ed. Voted on; all agreed.

At this time Jim had to leave the meeting.

**Board and Committee Chairs Backup:**

As Vice President, Larry is back-up for President. President is back-up for Treasure as President is on all the financial accounts. All other chairs need to consider who can be their back-up. To be discussed at future meeting.

#### **ARC Ed Peterson's report:**

Ed resolved an RV parking of a new homeowner in the driveway.

Laurie showed an example of a parking waiver that could be placed on a vehicle's dash. Ed would like it to be a smaller version.

Ed does not have a committee at this time and would like to have one in case of a disagreement.

#### **Garbage Collection:**

Laurie noticed that a new resident, rental house, had a Republic trash can out. She informed the tenant that we have a contract with Waste Management. Tenant agreed to change to Waste Management.

Larry questioned this as an HOA cannot dictate what trash company a homeowner to use. Discussion about the Waste Management contract and the wording in the Homeowner Guidelines implies that WM is to be used. The WM contract and the Homeowner Guidelines may need to be changed.

#### **Insurance Coverage:**

Laurie stated that in a GVC president workshop, it was mentioned that coverage for Board members spouses or others may be needed as "pillow talk" could occur that gives them Board information. Insurance coverages to be reviewed.

#### **Fair Housing Act:**

Laurie stated that the HOA must make allowances covered by the Disabilities Act and gave examples. Board agreed that the HOA must make allowances.

#### **Member Forum:**

Barbara asked if an ARC Request form was needed to remove bushes in front yard, as the Guidelines state only addition of landscaping. Lanny responded that the Guidelines state that any external changes to a house or a lot should have an ARC Request from completed. Better to have this on record than not. Barbara will complete an ARC Request form and get it to Ed.

#### **Adjournment:**

4:57pm

# The Links HOA

February 19, 2024

## Minutes

The Links board of Directors met at 3 PM on Monday, February 19, 2024 at the Abrego South GVR Center. Board Members Present were Laurie Petrillo, Larry Robertson, Lanny Voight, Jim West, Rita Collier, Ed Peterson, Bud Montgomery, and Thomas Conner.

Home Owners present were Bruce Palese, and John Rothstein

**President's Comments: Laurie Petrillo** presented the board with packets containing copies of the Links at Santa Rita Springs CC &R's, Address and Lot Number Map, The Links HOA Contact List, Long Range Plan for 2024 spreadsheet, The Links HOA "Who to Call" list, Homeowner Guidelines and Rule Enforcement Guide, Bylaws of the Links at Santa Rita Homeowners Association. Laurie then reviewed the code of conduct for all board members which was unanimously agreed.

**Treasurer's Report: Lanny Voight** The January expense were \$5,275.52 and income was \$\$50,479.66. Total reserves were \$182,225.63 and total assets were \$308,964.01. He proposed purchasing a \$40,000 CD but will wait until a decision is reached on road repair. Lanny made corrections to the financial report after the meeting and that the board subsequently approved those corrections. The above figures represent the new changes.

A motion was made by Ed Peterson, seconded by Larry Robertson and unanimously passed, to approve the January's budget report.

**Vice President's Report: Larry Robertson** discussed his assignment to attend and report upon future Green Valley Council meetings.

**Secretary's Report: Thomas Conner** Received all information and documents from previous secretary.

**Landscaping Report: Bud Montgomery:** Deb McPartland handed over all information to Bud regarding all landscape issues. Some drains are plugged on South Abrego crosswalk. Bud was given a list of Homeowners that adopt spaces within the Links common area's. (See Attached Deb's Report)

**Physical Facilities: Jim West** stated that both gate pillars are blistering and need painting. He ask's that we find volunteer's willing to clean and paint these pillars. There was a lengthy discussion on the status and repair of the roads. Greenside Place is in poor shape, Fade is in fair shape, Chipshot is in good shape. The board decided to have Jim West and his committee seek bids for seal coat or repair of Greenside, Fade, Wedge and Chipshot. Ed Peterson offered to be on the committee that secures bids for resurfacing our streets. This committee will look at all options to determine the best course of action to move forward.

A motion was made by Rita Collier, seconded by Larry Robertson and unanimously passed, to commit to fixing the roads this year.

**ARC Compliance: Ed Peterson** discussed the issue of a color palate for all homeowners. He will create an ARC committee to assist in these decisions. We then discussed the method of arbitration to resolve issues.

**Legal Affairs:** Rita Collier is obtaining an HOA Law Book guideline.

**Member Forum:** John Rothstein expressed to the board how important it is to take care of our roads. The appearance of the roads is a direct effect on the value of our property and attraction to new home buyers.

**Bruce Palese** expressed his concerns about the upkeep of the common area's. The river rocks need refreshing as well as the board should plan on upgrading gravel throughout the common area's. Ask that we look at replacing or adding more shrubs due to loss. He stated how this will continue to maintain the value of our properties and continue to attract new home buyers.

**Unfinished Business:** Seal Coating (See Physical Facilities) .

Board Reviewed Long Term Reserve Fund Schedule

**New Business:** Laurie Petrillo ask that all members submit a report to secretary prior to each new board meeting.

**Adjournment:** Meeting was adjourned at 5 PM

Submitted

Thomas Conner, Secretary

The Links HOA

January 15, 2024

Minutes

The Links Board of Directors met at 3:00PM on Monday, January 15, 2025 at the Abrego South GVR Center. Board members present were Mike Malenfant, Laurie Petrillo, Lanny Voight, Deb McPartland, and Rita Collier.

Board members Abe Gillman and Jim were absent.

Home owner present were Thomas Conner, Ed Peterson, Bud Montgomery, Cheryl Powers, and Jennifer Stowell (Landscaping Committee)

The December 18, 2023 minutes were previously approved.

**Treasurer's Report- Lanny Voight:** The December expenses were \$22,082.21 and income was \$2,282.27. The Total Reserves were \$181,757.54 and Total Assets were \$264,547.78. The 2023 reserve goal was met. Seven dues were not received yet. Tomorrow a late fee notice will be sent out if not received by midnight tonight.

**A motion was made by Deb McPartland, seconded by Rita Collier and unanimously passed, to approve the December's budget report.**

**President's Comments- Mike Malenfant-** Thought that the new board should look at the Reserve Funds spreadsheet, if the HOA should remain in GVC in 2025

**Vice President's Report- none**

**Secretary's Report- Laurie Petrillo:** Room reservation requests for 2024 confirmed. The board meetings until April will be at Abrego South and the Annual meeting on February 10 will be in the Anza Room at The Springs.

**Member Forum:** The results of the 2 persons from the same household on the board motion were asked for. The motion passed with 77% returned voting for the motion, 16% against, 6% had no vote.

**Physical Facilities- Jim West's report-** December was quiet month. We had trouble with the East Gate. Lanny took care of the problems.

Once the weather warms up, we will seal coat the roadways. Vendor has yet to be determined.

Gates and pillars for the gates need repair and repainting. That will be done once the weather gets a little warmer.

**Landscape- Deb McPartland- This is Deb's submitted report:**

We have closed out the 2023 in fairly good shape. We have a couple more trees to trim, last week was too windy to finish that job. All the various areas are weeded and cared for. Our new tree on Fade Drive is doing well. We have also planted some new cacti on Fade Drive.

Our dump fees these were a little higher this year over last year. However, we did lose a lot of branches across the HOA.

We did have a company that is certified to move Saguaros look at the Saguaro that is leaning on the corner of Fade Drive. Unfortunately the root system is not good, so they are unable to move it or straighten it for us. Felix Landscaping will be removing it. Armando is to give me a quote for the labor and dump fee.

I am hoping that we're able to use the money that I saved in the 2023 budget to be used to pay for this. Due to staffing issues and the holidays, we weren't able to get this taken care of in December.

The backflow testing has been done for 2023. The cost did go up to \$125 per test versus \$95 that we paid last year.

I have confirmed with Green Valley Plumbing, as of this date, they anticipate that it will be \$125 per test this year. They did mention to call in May and check to see if the rate had gone up.

**Action Items -**

**\*\*One of the things that we need to take a look at is where Global Water replaced a water main, the ground has sunk and so now we have a low spot in our drainage.**

**\*\*I would also like to add to our next e blast to the HOA, that it is not okay to just dump river rock, landscaping materials or debris anywhere on the common areas unless they've spoken to the Landscaping chairperson and received approval.**

Most recently, a resident or landscaper dumped a fairly good size load of river rock in the drainage area at the North End of Greenside Place (down by the mailboxes) where the stairs go to the sidewalk.

When we had the full day of rain, this river rock created a dam causing the water to backup upstream. It also caused flooding into the cul-de-sac and across the walkway as rocks floated in and blocked two of the four drain pipes that take water downstream.

It took myself and one of our residents over 45 minutes to clear that area so that the water would flow. No Bueno!

**ARC/Compliance-** no report

**Legal Affairs- Rita Collier:** The real estate market is slow right now. More of the buyers are paying cash.

**Unfinished Business:**

- a. Election Update- Laurie Petrillo, Rita Collier, Ed Peterson, Bud Montgomery, Larry Robertson, Cheryl Powers and Tom Conner were elected to the 2024 HOA Board.
- b. Annual Meeting Final Details- A Masters Association representative will be speaking at the Annual Meeting. Rob Petrillo will do a bio review and moment of silence for Links homeowners who died in 2023. Master Association ballots will be handed out.

**New Business: None**

**Adjournment:** The meeting was adjourned at 3:54 PM.

Respectfully Submitted,

Laurie Petrillo, Secretary