

The Links HOA 2023 Annual Meeting Minutes

February 4th, 2023

♦ 4:30pm Sign-In / Social Gathering ♦ 5pm Meeting ♦ 6pm Dinner
Santa Rita Springs GVR Center – Anza Room

Start Time: 5:02 PM

Attendance: 52 Homeowners in attendance

Board Members Present: Mike Malenfant, Virginia Gengler, Jim West, Deborah McPartland, Lanny Voight

President's Welcome and Opening Remarks: *Michael Malenfant*

Moment of Silence for Homeowners Who Passed Away in 2022: *Robert Petrillo*

Bios were read for: Elaine Leigh, Barbara Servatka, Manny Ventura, Nina Thaxter, Tammy Robertson, Carol Driskill, and former homeowners Margie Glieden and Juan Lichter

New Homeowner Welcome and Introduction: *Michael Malenfant*

Abe and Adrienne Gilman, Tom and Kathy Conner, Ed and Bettye Peterson, Jennifer Stowell

Election Results: *Robert Petrillo*

Two candidates were up for election, incumbents Jim West and Lanny Voight. Of the 94 homes in The Links, a quorum of 51% (48) of ballots must be turned in. We had 79 ballots and both Jim and Lanny received more than the minimum number of votes needed and have been re-elected to the board for another two-year term.

Approval of Vacant Board Position: *Michael Malenfant*

The appointment of Abe Gilman to the board to fulfill the vacant board position was approved.

Treasurer's Report: *Virginia Gengler*

Virginia discussed that the Annual Dues for 2023 has gone up to \$521. This increase is due to the inflation that we are all experiencing. We are financially able to repair the roads without having to have an assessment imposed. The 2023 Annual Budget was reviewed and is posted on the Links website.

Secretary's Report: *Laurie Petrillo (presented by Robert Petrillo)*

The annual Age Verification Forms were mailed out in December. To date, 84 out of 94 were returned. Of those returned, 75% of the homeowners that live in The Links reside here full time. The remaining ten homeowners who have not yet returned the forms will be receiving a second notice reminder. This form is a legal document in which our HOA must have on file to show that we qualify for being classified as a 55 and over community. I am disappointed that some residents have not bothered to return them or fill them out properly. Eleven homeowners didn't even put their address on the form and five did not sign them. Seven didn't include an emergency contact. Last year we had a few emergency situations which required someone being notified. Luckily, I was able to provide this information from these forms we have on file. It is very important that all personal and emergency telephone numbers and emails are kept up to date. I will follow up with those homeowners who submitted incomplete forms.

Landscaping Report: Deb McPartland

It's been a year!! I can say that I look at the Monsoon Season completely different now.

Thanks to our landscaping committee - Marilyn Montgomery, Lanny Voight, Beth and Jim Jefferies and Carmen Peters. And to the Adopt a Space volunteers - Jim and Beth Jeffries, Stephanie Velsmid and Karen Zvonik, Lanny Voight, Marilyn Montgomery and Trudy Fanning.

John Rothstein and Abe Gilman have gone the extra mile clearing Fade Dr. and areas past our SouthWest gate side. As have other 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 2022 was to review our weed management, prepare for the Monsoon season, and replace dead plants with those donated by our homeowners.

Weed Management

- We reinstated our Landscaping committee and introduced a new program called "Adopt a Space".
 - As mentioned earlier these programs have increased the number of homeowners taking a greater interest and action in our committee.
- I opened a conversation with the Torres Blanca's Operations Superintendent. His team and ours have been able to clear and keep clear some areas of past concern. We still have some work to do in 2023.
- And lastly in this area, we had pre-emergent sprayed on both sides of Abrego. I have noticed less weeds so far this month compared to last year at this same time.

Monsoon Prep

- We did incur some additional dump fees to prepare for the Monsoon season. As our HOA reaches 20 years old, there were some trees that had died and some that had large branches that needed to be removed prior to the storms.

Donated Plants - Thanks so much for your donations

- We received 20 plants which have been replanted in areas that plants had died or been eaten by javelinas.

2023 Action Plan

We will begin our committee meetings again in March. I have been waiting until the virus' has calmed down a bit. We will continue to review our weed management, prepare for the Monsoon season, replace trees/plants (aged, dead) and will be looking at the Erosion issue on the river side of our HOA.

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*

Gates

We have had a series of problems with gates being either willfully or accidentally damaged. The East Gate was damaged by cars bumping into the gates several times. On one occasion, the control box on the East Gate was severely vandalized. Alltech (our gate contractor) had to replace the control board with a used control board that they had on hand. This incident was turned into our insurance company who reimbursed us for some of the cost. Also "Do Not Bump" signs were purchased and installed on all gates. The signs were installed by Bruce Bushy and myself.

Street Lights

We have nine street lights throughout our HOA. These lights are maintained by TEP (Tucson Electric Power) This past year we had to have three of them serviced by TEP. I do not monitor the streetlights. I rely on the residents to report any malfunctions with the lights.

Roadway Repairs

This past summer, we had problems with chunks of asphalt breaking away by a sewer cover. Lanny Voight, Bruce Bushy and I used an asphalt cold mix and repaired that and several other bad spots on our roadways.

This past January, the roadways were all crack sealed. This is a process that needs to be done periodically to preserve our roadways. If we do not seal our roadways, moisture gets under the road surface and our roadways will deteriorate faster.

The Links HOA has always seal coated the roadways every five years. The seal coat process renews the rich black look of the roadways, it also seals minor cracking and alligator cracking and prevents the sun from damaging the outer surface of the asphalt. The problem is, this process is rather expensive. It costs about \$25,000. The HOA Board of Directors is in the process of deciding if we want to spend the money for seal coating or let the roadways deteriorate. The roadway committee that consists of Lanny Voight, Bruce Magnuson, Michael Peters and myself are recommending seal coating, but we would also like to hear from the residents on their opinion.

I would like to thank Lanny Voight, Bruce Magnuson, Bruce Bushy, Michael Peters and everyone who helped in maintaining our physical properties.

ARC Compliance: *Lanny Voight*

Had no real issues in 2022:

Vehicle parking remains the top problem, although all were resolved before a formal letter was sent.

I did learn something last year, that I cannot go by a paint color's name or how it appears on my laptop display. Had a resident send me the paint color, I looked it up and it seemed to be fine, so I approved it. The house was painted that color and it was not even close to what the name implied or what my display showed. Lesson learned. All house painting ARC requests must include the actual paint swatch.

As the Homeowner Guidelines state, if you are making any kind of change to the exterior of the house or the lot, fill-out an ARC Request form and send it to me before you do anything.

Communications and Community Affairs: *Robert Petrillo*

- I continue to send out e-blasts 1 to 2 times a month. These include information on upcoming board meetings, social events (Link-ups, Ladies Luncheons, Parties), and news and tips useful to most homeowners. At the end of each e-blast is a "Who to Call" list with information on who to contact for a number of homeowner needs or issues.
- The current website has been updated as of December 31st with HOA minutes and financials. I plan to completely redesign the website this year to make it easier to navigate and to be even more informative for both homeowners and potential buyers.
- I also maintain a master database of homeowners with emergency contact information using data from the Age Verification Forms.
- I continue to work with real estate agents, title companies, and potential buyers in making sure they are aware of our dues, transfer fees, CC&R's, Homeowner Guidelines, and By-laws. I'm the main point of contact before and after the sale of their home.
- I will be coordinating a multi-home garage sale during the spring or fall based on demand.
- On behalf of the board and all the homeowners, I would like to thank those volunteers who helped to decorate our two entrance gates for this holiday season. EAST SIDE: Steve and Diane Reusing, Virginia Gengler, Maureen Raso, Lanny and Katharine Voight WEST SIDE: Tom and Karen Sparby, Stephanie Velsmid, Kaaren Zvonik, Chuck Callejo, Beth and Jim Jeffery, Lori Clemens, and Lynne Hilleboe.

Member Forum

Q: Is there a date for the road repair? **A:** Waiting for board approval – needs warmer weather

Q: What are the needs for repairing? **A:** Greenside is immediate, and the others are 5 years. Still determining if a full replacement is needed or if a seal coat is satisfactory at this time.

Q: Will there be an assessment? **A:** Trying to avoid imposing one.

Q: What is the cost for a total repair, and do we have the money? **A:** The cost for a complete repair of all our roads (Greenside, Wedge, Fade, Chipshot) would be around \$700,000. We do have money in our reserves for the anticipation of this expense but not enough to cover the full replacement of all roads.

Q: Why did Waste Management fees increase? **A:** The contract does state increase is allowed due to rise in fuel costs and dump fees

Q: Why are my rates different than my neighbor's if we all have the same contract? **A:** Laurie will look into the fees with Waste Management. However, there are discounts for those who go paperless and /or have auto pay enabled.

Q: Do we need twice a week trash pickup? Won't once a week lower our fees? **A:** Most homeowners prefer twice a week especially during our warmer weather from April through September where the heat causes an excessive odor from the rotting trash from the bins in people's garages.

Comment: Greenside reported border crossing people camping out and leaving trash

Social Committee: *Katharine Voight*

Introduced the Social Committee who is responsible for planning the Potato Bake, Halloween Party, and Christmas Party. Also coordinates the volunteer hosts for the monthly Link-ups and Ladies Luncheons. Thanked all those who hosted in 2022.

MEETING ENDED: 5:40 PM

Dinner Served/Potato Bake: *The Links Social Committee*

Guest Speaker: *Lee Maes, Sheriff Auxiliary Volunteers*

Lee discussed the services provided by the SAV including Home Security Checks, TeleCare (welfare calls) Services, Daily Patrols, Scam Squad, Citizen Care

Presented a PowerPoint on the need and how-to of forming a Neighborhood Watch. When ready to start one in the Links, he will be happy to help us.

Adjournment

Minutes submitted by: Robert Petrillo