

The Links HOA Board meeting of 12/16/2019:

Called to order at 3:00pm by President Mike M.

Roll Call: Jim West, Mike Clemens, Lanny Voight, Mike Malenfant, Laurie Petrillo, Bruce Palse, Rita Collier. There were no homeowners attending.

Treasurer's Report – Mike C.:

New CD at Commerce Bank, \$12667.55, 24 month term @ 1.45%

Total assets of \$225,287.57

Have received 47/94 payments of the 2020 annual assessment.

Motion to approve Treasurer's Report by L. Voight, 2nd by Laurie P., approved.

President's Comments – Mike M.:

Christmas Party comments; restaurant was noisy, could not hear speakers. Restaurant could not be closed due to low turn-out. Steak was not good, suggestion to remove from choice for 2020's party.

Recycle: continue as is due to contract with Waste Management

Vice President's Comments – Jim West:

Thanks to Mike C. for painting the North gate and safety poles – looks great.

Jim to be assuming Facilities Committee Chair, relinquishing the VP position.

GVR Elections – do we want to have our Board encourage The Links homeowners to vote in the upcoming GVR election?

Jim to follow-up on repair of drain cover on Abrego by Pima County.

Secretary's Report – Laurie P.:

Annual packets ready to go out.

Landscaping – Bruce Palse:

Tree trimming on N. Fade completed, going to Winter watering schedule, present landscaping crew with Christmas check. This week will be the last time for 2019 by the landscaping crew due to the holidays.

Did not spend all of the 2019 budget.

Mike C. made a motion to pay the normal full monthly landscaping invoice for Dec, resulting in a credit for 2020. Bruce to ask Felix.

Facilities – Jim West:

Laurie reported that the HOA business board on Fade is leaking, letting rain in, ruins documents posted. Jim to review.

ARC – Lanny Voight:

No ARC Request forms submitted in past month.

PODs in driveway on Fade. Need to address in next revision of Homeowner Guidelines.

Legal – Rita Collier:

Rita attended seminar held by Carolyn Goldschmidt; provided summary of topics discussed; political sign placements, short term rentals, lien enforcement, solar panel installation, restrictions on drones used by Real Estate agents photographing properties.

Old Business:

Annual Meeting agenda – have GVC representative present early or late?

Hold open Board meeting after annual meeting to determine Board positions for 2020.

New Business:

Mike C provided copies of the planning spreadsheet for discussion.

Jim West asked about changing the gate code, have individual codes for each homeowner instead of one for everyone; system has the capability, provides additional security (?). Mike M. asked Rita to investigate any legal ramifications, Mike M. to look back at past Board minutes on topic.

Meeting adjourned at 4:26pm

The Links HOA

October 21, 2019

Minutes

The Links Board of Directors met at 3:00PM on Monday, October 21, 2019 at The Springs GVR Center. Board Members attending were Michael Malenfant, Jim West, Laurie Petrillo, Mike Clemens, Bruce Palese, Lanny Voight, and Mike Prosser.

Board member absent was Rita Collier.

Homeowners attending were Bruce Bushey, Katherine Voight, and Deborah Prosser.

The September 16, 2019 minutes were previously approved.

Treasurer's Report- Michael Clemens:

The September budget had expenses of \$2,366.54, and income of \$537.63. The Reserve Total was \$207,601.29 and Total Assets were \$230,968.73. There was an increase in the Property Tax.

A motion was made by Mike Clemens to approve the September budget. It was seconded by Lanny Voight and approved by the Board.

President's Comments- Mike Malenfant: 1. The Food Bank needs donations. Toiletry items and plastic shopping bags are also needed. 2. The Halloween Party is still scheduled. There have been enough RSVPs. 3. To increase attendance at the Annual Meeting, perhaps a speaker can come down.

Vice President's Report- Jim West: Jim has marked the cracks on the roads with grey paint markers in order to keep track of their size and how fast they are growing.

Secretary's Report- Laurie Petrillo: To speed up the approval of the minutes, Laurie asked the Board to please read the draft of the minutes

when they are received very carefully for errors and respond back quickly. The same goes for giving their approval of the revised minutes.

Member Forum: Katherine Voight and Deborah Prosser discussed helping on the Social Committee. They suggested having a Welcome Committee to meet and greet the new homeowners.

Physical Facilities- Mike Prosser: Mike P. needs to meet with his sub-committee to create a reserve schedule for the repairs and/or replacement for the items they listed on their walkabout survey.

Landscape- Bruce Palese: The landscapers will be doing a low cut on some of the plants to prepare them for winter. An extra crew will be used to trim the mature trees on north Fade. Bruce is still hoping to receive plant pups from homeowners to fill in some bare spaces in the common areas. Bruce would like to give a \$150 Christmas gift to Felix (landscaper).

A motion was made by Bruce Palese to provide \$150 as a Christmas gift to Felix. The motion was seconded by Michael Clemens and approved by the Board.

Bruce asked that the check be made out to Felix personally and not to his company. It was suggested that Bruce add a line to his 2020 budget for the Christmas gift.

ARC/Compliance- Lanny Voight: Lot 1 was approved for exterior painting. Lanny will get out the revised guidelines by November.

Legal Affairs- Rita Collier: no report

Unfinished Business:

- a. **Road Repair- Estimates and Reserves Update-** Mike C. had a report about the Crack and Seal. Mike M. and Laurie did not receive his report. Mike C. will resend it to them. Any contributions from the annual assessment to the Reserves would need to be voted on by the Board. Mike P. says we need to get expert opinions about what repairs need to be done now and which can be done later. Jim has gotten quotes from Ace Asphalt- 8063 sq. ft. for \$24,420 and Tucson

Asphalt-1269 sq. ft. for \$9,230. A third company needs to be contacted to get another opinion, since the two companies we have quotes from have different ideas about what needs to be done. An important question is how long repairs will last. This answer will impact our reserve budget. A timeline is needed for the work as well as a money expenditure timeline. Sunland Asphalt did some of The Springs road repairs. Mike P. and Jim W. will contact the company to come and give a quote for repairs and/or total replacement and their suggested timeline for the work. Bruce Bushey will help the Road Committee. The Board will need the Road Committee's recommendations.

- b. **Facilities Walkabout- Impact on Reserves-** There were 19 items listed from the walkabout. If they are under \$1000 put them in the budget. If they are more than that, add them to the Reserves. There were such things as painting the gates, utility boxes, and road safety barriers. A yearly budget line should be created for such expenses.
- c. **Board Candidate Bio Template-** Bruce Bushey offered to create the Candidate Bio Template and have it ready for the next Board meeting. Robert Petrillo could take the candidates pictures to add to the bios.
- d. **Reserve Schedule Update-** An added Reserve item would be for curb repairs.
- e. **Side Walk Repair on Abrego-** Pima County has not done the requested repair as of yet. Mike P. will contact GVC about the Board's concerns that someone may fall on this broken sidewalk and hopefully the GVC can assist us in this matter.

New Business:

- a. **GVC Representative Replacement-** Mike M. said he would ask Rita Collier if she would take over the position of GVC representative.
- b. **Social Committee and Annual Meeting-** The Social Committee would be providing some refreshments for the Annual Meeting. Additional funds might be needed. If so, they would need to ask for an increase to their 2020 budget.

c. Social Committee Funding Increase- It was asked - if the Decorating Committee did not spend its \$400 could it be used by the Social Committee. Mike C. told them any money not used could not be freed for another purpose. The Social Committee could submit for an increase in the 2020 budget, but there would need to be a detailed explanation of the reason an increase was needed.

d. Who Can Attend a Links' Social Committee Sponsored Event?- A question was asked by a homeowner- if guests could attend The Links social events. Concerns were for events that the Social Committee pays for.

A motion was made by Mike Malenfant that when there is a Links sponsored event where HOA money is spent, homeowners, their out of town guests, and any other person residing with the homeowner, may attend without a fee. This motion was seconded by Lanny Voight and approved by the Board.

It was suggested that \$5 be charged for anyone else. Mike M. will check with GVR about GVR requirements about visitors that are not GVR members.

e. Nominating Committee Chair Vacancy- Rob Petrillo will send out a request for a volunteer (including its job description) to take over the role of Nominating Chair.

f. 2020 Budget and Additional Items- Budget items need to be submitted to Mike C. as soon as possible.

g. Gate Clickers- Who's Responsible For Them? - The Board felt it was a combined responsibility of the seller and realtor for the transferring of all clickers and keys to the new property owners. Rob P. will be asked to send a reminder e-blast to the homeowners about this.

h. Other- Rita Collier had at a previous Board meeting reported that an HOA could charge up to \$400 for a transfer fee. This fee would be paid by the seller.

A motion was made by Mike Clemens and seconded by Lanny Voight to raise the Links transfer fee from \$200 to \$300. The motion was approved by the Board.

Adjournment: The meeting was adjourned at 4:19 PM.

This report is respectfully submitted by,

Laurie Petrillo

The Links HOA Secretary

Follow Up Items:

- A Representative from the GVC will attend our Annual Meeting and will speak about GVC's role in the Green Valley community as well as how they are our link to Pima County.
- The \$5.00 charge per guest is only for GVR members. The GVR rooms can be reserved at no charge if all attendees are GVR members or live at least 20 miles outside of Green Valley. If not, there will be an hourly charge for the room. The motion in New Business item d. would need to be revised and clarified that guests who are GVR members or live outside of the 20 mile Green Valley limit can be invited. Non-GVR members living within 20 mile of Green Valley may not be invited or attend.
- Jane Perkins has agreed to be the Nominating Committee Chairperson. Carol Blazik has agreed to help Jane and she also will remain on the Neighborhood Watch Committee.

The Links HOA

September 16, 2019

Minutes

The Links Board of Directors met at 3:00PM on Monday, September 16, 2019 at The Springs GVR Center. Board Members attending were Michael Malefant , Laurie Petrillo, Mike Clemens, Bruce Palese, Lanny Voight, and Rita Collier.

Board members absent were Jim West and Mike Prosser.

Robert Petrillo and Bruce Magnuson- Audit Committee and Anne Boyd the HOA's GVC representative also attended.

The June 24, 2019 minutes were previously approved.

Treasurer's Report- Michael Clemens:

The August budget had expenses of \$2,701.17, and income of \$589.66. The Reserve Total was \$221,362.77 and Total Assets were \$231,905.62.

A motion was made by Lanny Voight to approve the August budget. It was seconded by Mike Clemens and approved by the Board.

A motion was made by Mike Clemens, seconded by Lanny Voight, and approved by the Board to renew the Commercial Bank CD at the highest rate possible.

Michael Clemens made a motion to 1. Cancel the Washington Federal CD account # 62761870385 because of low rates, 2. Open another 12 month CD at Washington Federal at the highest rate available, and 3. Open a business money market account at Washington Federal with funds from the cancelled CD account earning the highest possible interest rate. Signatures on these accounts would be Michael Clemens and Michael Malenfant. The motion was seconded by Rita Collier and unanimously passed by The Links HOA Board.

President's Comments- Mike Malenfant: The cost of the Christmas party to the homeowners will be \$25, with the Social Committee picking up the cost difference.

Vice President's Report- Jim West: No Report

Secretary's Report- Laurie Petrillo: The 2020 dates for the monthly Board meetings have been reserved. They will continue to be held in the Santa Cruz Room of The Springs. We do not have enough attendance to reserve the Fiesta Room. The Anza Room has been reserved for the Annual Meeting on January 29, 2020. This year's Halloween Party as well as 2020's will be held on October 31 in the Anza Room (the kitchen is reserved as well.) February 22, 2020 will be our Potato Bake, also in the Anza Room (kitchen also). May 5, 2020 will be the Cinco de Mayo celebration at Abrego South hosted by The Petrillos.

Member Forum: Rob Petrillo announced the September Pool Party at the Greens was canceled due to lack of interest. Ann Boyd announced that the GVC was meeting on Thursday.

Physical Facilities- Mike Prosser: Postponed due to Mike P. being absent. Mike P. will need to determine out the budget for the road repairs, so it can be finalized at the November Board meeting. HOA Assessments go out December 1, 2019, and the HOA Budget needs to be finished to see if HOA dues need to be increased.

Landscape- Bruce Palese: 2019 status – 3 refreshes to be completed. Minimal tree trimming was done. The weed situation seemed better this year, perhaps due to less rain. Bruce discussed the possibility of partial pre-emergence spraying- in more noticeable areas or just to continue with weed spraying as needed. This expense could be discussed at the Annual Meeting. Some plants were lost due to the monsoons. Other uprooted ones were replanted. A homeowner pointed out that there are bare spots in some areas of the common grounds. Due to no excess landscaping monies, new plants cannot be purchased. Possible solutions to this could be to move some plants from areas less sparse, also to send out an email blast asking homeowners to donate their plant "pups". If new plants are to

be purchased, then the Landscaping budget will need increasing. There has been a problem with choker vines on the Abrego bushes. They need to be pulled out by the roots.

ARC/Compliance- Lanny Voight: Laurie asked if there was/or could be one company to fix the homeowners' outside walls in order to maintain a cohesive appearance. The answer was that the HOA cannot tell a homeowner who to go to for repairs. There was a discussion about when ARC approval was needed for work done in a homeowner's yard.

A motion was made by Mike Malenfant that ARC approval would be needed for all modifications to a homeowner's lot including the removal of anything from that lot. Rita Collier seconded the motion. The motion was passed, with Mike Malenfant abstaining.

The homeowners will need to be made aware of this ARC approval requirement. It will be added to the Homeowner's Guidelines and Rob will send out an e-blast.

Legal Affairs- Rita Collier: \$400 is the maximum transfer fee that can be charged, this is paid by the seller but can be negotiated.

Unfinished Business:

- a. Broken Sidewalk Repair Update- Repairs have been postponed.
- b. Vendor Clean Up- That has been put in the Homeowners' Guidelines.
- c. Who Are You Going to Call List Update- A list is still in the process of being compiled of what committee chairs handle what issues, so homeowners are aware of the correct person to contact. In regards to the service vendor list that Rob has been working on, he reported that very few homeowners answered the request to provide the names of service vendors they use.
- d. Tucson Asphalt Estimate- Bruce Magnuson discussed his report that was previously sent to the Board. The Greenside has seven road areas that are in extremely poor condition, plus one on the

other side of The Links. Options for road improvement could be concentrating on those eight areas with repairs and crack sealing. There was a difference of opinion from the various reports of how far past the crack you need to go to repair it. No decisions were made since Mike P. was not present.

New Business:

- a. 2018 Audit Committee Report- Robert Petrillo: Rob reported that it is the opinion of the Audit Committee that the financial statements present fairly, in all material respects, the financial position of The Links Homeowners Association as of December 31, 2018, and the results of its operations and its cash flows, for the year then ended in conformity with the accounting principles generally accepted in the United States of America.
- b. Maintenance of Snow Birds' Property When Away- It was discussed that Snow Birds need to designate someone that could check on their home while they are away, perhaps including this in the Homeowners Guidelines.
- c. Annual Meeting Refreshment Budget- The 2020 HOA budget needs to include money to pay for refreshments. Perhaps more substantial refreshments may entice homeowners to attend the Annual Meeting.
- d. Board Members Up For Re-Election Status- Who is up for re-election will need to be determined by checking previous Annual Meeting elections.
- e. Committee Chairs Continuing Positions?- The Board Members attending today's Board Meeting agreed they want to continue their Chair positions.

Adjournment: The meeting was adjourned at 4:32 PM.

This report is respectfully submitted by,

Laurie Petrillo

The Links HOA Secretary

The Links HOA BOD meeting of May 20, 2019

BOD members present: Jim West, Mike Clemens, Rita Collier, Lanny Voight

Homeowners present: Bud Montgomery, Judy West, Anne Marie Boyd, Tim Perkins, Mike Prosser

Meeting called to order at 3:00pm.

Treasurer's Report:

Mike C provided the Treasurer's report; April expenditures were \$2728, income of \$529. Street repair balance of \$218,817. Total assets of \$237,206.

Mike C made a motion to approve the Treasurer's report, seconded by Rita and approved.

President / Vice President comments:

Jim said these will be covered in old and new business.

Call to homeowners:

Bud Montgomery had a problem with Waste Management in that they stated due to our contract they could not put the account on vacation hold. Discussions were that others had the same problem and that Mike M. had request Rita to contact lawyer to possibly review the WM contract. Rita stated that the cost was \$299/hr with an unknown minimum hour charge to review the WM contract. More on this under new business.

Facilities:

No report.

Legal:

Rita reported that nothing can really be done regarding Estate Sale signs and the resulting parking problems since by the time police would arrive the vehicle would have probably left.

Speeding signs can be installed but no way to enforce; speeders would have to be seen by police to be ticketed.

ARC:

Lanny showed the color palette notebook that Dunn Edwards provided and discussed how homeowners could go on-line to [Dunn Edwards.com](http://DunnEdwards.com) and navigate to The Links color palette. He also reported that several houses have been painted and everyone has selected an approved color palette.

Unfinished Business:

Speed limit signs: Jim brought pictures of possible signs. Costs would be approximately \$40/sign, \$30/post, plus installation cost. Further discussion resulted in no further interest in speed limit signs.

There was a motion to have Mike M. send a letter to resident that has been observed speeding by several other residents.

Homeowner Guidelines: Lanny to make a .pdf file of the revised Homeowner Guidelines and send to Mike C. Mike C will then add a link to The Links web page so that homeowners can have these revised Guidelines. Lanny will talk with Rob about printing a few copies for homeowners that do not have computers/internet.

Motion by Lanny to have the revised Guidelines released; seconded by Rita, motion approved.

New Business:

Details of a meeting between Mike C, Jim and Robert Lane regrading the review of our road condition were given by Mike C and Jim. Mr. Lane estimated that generally our roads would last 15-20 yrs with a few areas needing repairs soon. Next road re-seal is planned for 2023. Types of road repairs were discussed however newer methods may be available when repairs are actually be scheduled. Future discussions.

Mike M via email asked about the road reserve funds and the impact of pushing replacement to 2035 instead of 2030? Mike C took a look at the funding level and impact to assessments; based upon road replacement cost of \$240k (estimate several years old) the annual assessment could be reduced by \$28. Discussion followed that this was not enough of a reduction to implement; annual assessment to remain.

Mike C. provided details of a payment request for entertainment for a Jan 2011 event, the payment check was misplaced, recently found, attempted to cash but was rejected as the old account had been closed. The check amount was for \$150. Mike C made a motion to issues a new check for \$150. Tim Perkins suggested that a new check would only be issued upon return of the old check. Motion was amended, seconded by Lanny and approved.

Waste Management Contract: Rita was requested by Mike M. to make a motion for the following:

- Review our contract with WM.
- Discuss the legality of the rate increase tied to item 6 Charges, Payments, Adjustments.
- Determine the Association's exposure with regard to item 9 Liquidated Damages even though the Association's members are billed individually.

- Discuss the lack of wording in the contract regarding Vacation Hold.
repeated the costs she had for reviewing of the WM contract.

Mike C made a motion to have the WM contracted reviewed; motion seconded; motion approved.

GVC Monthly Review:

Anne Marie summarized what Councilman Steve Christy reported.

American Red Cross will replace smoke detectors for free. Call 520-319-6740.

Discussions on various home warranties available to homeowners

Presentation on history of Green Valley.

Next GVC meeting in Sept.

Board voted on accepting Mike Prosser to fulfill the Facilities position for remainder of 2019.
Motion by Mike C, seconded by Rita, approved.

Next Board meeting in Sept. Provide monthly summer reports to Laurie for June, July and August.

Meeting adjourned.

The Links HOA
April 15, 2019
Minutes

The Links Board of Directors met at 3:00PM on Monday, April 15, 2019 at The Springs GVR Center. Board members present were Michael Malenfant, Jim West, Laurie Petrillo, Michael Clemens, Bruce Palese, Lanny Voight, and Rita Collier.

Homeowners present were Fred Bader and Judy West.

The March 18, 2019 minutes were unanimously approved.

Treasurer's Report- Michael Clemens: The March budget had expenses of \$4,061.52 and income of \$399.78. The Reserves Total was \$219,545.09. Total Assets were \$239,404.82. Included in the expenses were taxes and CPA fees. There is about \$10,000 more in the Reserves than last year.

A motion to accept the April 15, 2019 treasurer's report was made by Lanny Voight, seconded by Rita Collier, and unanimously approved by the Board.

Rob Petrillo has agreed to chair the audit committee again and will start working on the audit in the near future.

President's Comments- Michael Malenfant: Mike brought up HOA liability – see New Business a. He also asked the Board to think of HOA goals for 2019-2020.

Vice President's Report- Jim West: See Unfinished Business b.

Secretary's Report- Laurie Petrillo: Five Age Verification Forms are still due. One is for a house being sold. Of the eighty-nine homeowners that responded, twenty-four live in The Links part time. Two do not reside in their Links homes, but they rent out their homes. One home, the owners reside in theirs most months, but rent it out for one month. Laurie reviewed her minutes approval guidelines. She will send out the minutes for approval. Within 48 hours Board members need to send her any corrections. She will then revise the minutes and resend them. The Board needs to email their approval. Once a quorum of approval is received, the minutes are considered approved. The Board will be notified and the Webmaster will post them on the website. The Communications Chair will notify the homeowners that the approved minutes are posted on line.

Member Forum: Fred Bader stayed to hear the Green Asphalt Update then left.

Physical Facilities: See New Business c.

Landscape- Bruce Palese: The trimming has been completed. Some trees were cut due to previous pack rat damage. Abrego weeds have been sprayed. Results will be slower due to the fact the weed killer takes longer in colder weather. Curb weeds were not sprayed.

ARC/Compliance- Lanny /Voight: One home submitted an application and was approved to have their house painted. A number of weeks ago, the homeowners were invited to a house paint color selection meeting. Beside most of the Board members, only two other people from one home attended. Lanny presented an assortment of colors. The greys and bright oranges were removed. The palette was approved by the Board.

Legal Affairs- Rita Collier: Rita said there was a cost of at least \$500 to put a lien on a house in our HOA and could cost more depending if the services of a lawyer would be needed. The Board would have to decide if the cost of the lien to collect the money owed is worth it. Liens are paid off with the sale of the house. The Links HOA has a Transfer Fee of \$200, but the HOA could charge up to \$400. \$100 could be added to the cost for a quick escrow. Realtors would need to be informed of increased fees.

Unfinished Business:

- a. Additional Exterior House Palette- Lanny wanted to add more colors. After the Board meeting today, the Board will look at the new colors and select a number of additional ones. (The Board voted and approved.) Lanny will have an official paint color palette booklet made up.
- b. Green Asphalt Update- Pima County uses a different asphalt than green asphalt. Jim suggested looking at neighboring jobs that used the green asphalt company he was researching. Also suggested, to look into The Greens rough coating and what The Springs is doing to replace some of their roads. Mike M. again suggested looking into the Taser System of analyzing the roads that GVC provides.
- c. Coyote-Culvert Prevention Update- Lanny has completed the coyote culvert proofing on the west side, but not on the east side. He will complete it quickly, since this is breeding season and the culverts need to be screened off to prevent new dens being made.
- d. Speed Limit Signage- There is a problem of some cars driving too fast on The Links HOA roads. Possible solutions are speed bumps, a sign that says "Only you can prevent speed bumps", or to install actual speed limit signs. Rita said as

a gated community, we have the right to put up speed signs. Jim would look into where a sign could be placed on both sides of The Links.

- e. AED Program- Mike C. found out that our HOA insurance will not cover any liabilities that may arise from malfunctions of the AED device or incorrect use of it.

A motion was made by Michael Clemens for The Links not to participate in the AED Program that was presented by Heart Safe. Michael Malenfant added to the motion “due to the liability insurance not covering it.” Rita Collier seconded the motion, and it was passed by the Board.

- f. Monument Peeling- The contract for the last painting of the monuments included a two year warranty. Since the peeling happened within this time period, the contractor will be coming out to repaint the monuments.

New Business-

- a. Posting HOA Activities on Bulletin Boards and Online- There is a concern that when a Link Up or other HOA meeting is posted on the website or bulletin boards, thieves could observe who was leaving their house to attend those activities. This could make those houses targets for burglaries. Rita will look into the HOA's liabilities.
- b. Parking Problem Prevention- There are problems with blocked driveways during estate and garage sales. Companies doing estate sales and homeowner holding garage sales need to be notified that they must have someone stationed outside to insure cars are not blocking other people's driveways. Lanny will add this to the Homeowner's Guidelines. A blocked driveway tow away sign might be placed at the gate entrance the day of the sale.
- c. Physical Facilities Responsibilities- Gerald Vigoren has resigned as chairman due to health issues. It was suggested that Jim take over those responsibilities until the end of the year. Bruce would be looking into two people who may want to assume those duties.

Adjournment: The meeting was adjourned at 4:13PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

February 18, 2019

Minutes

The Links Board of Directors met at 3:00PM on Monday, February 18, 2019 at The Springs GVR Center. Board members attending were Mike Malenfant, Jim West, Laurie Petrillo, Michael Clemens, Gerald Vigoren, Bruce Palese, Lanny Voight, and Rita Collier.

Rob Petrillo- Communications/Community Affairs Chairman attended.

Member present was Bud Montgomery.

Tom Colberg from CardioSpark did a Heart Safe Presentation. The Heart Safe Community Program uses AED devices to bring medical assistance to residents having a cardiac arrest before the Fire Department arrives. Volunteers from our HOA would be trained on how to use the AED. The devices would be placed in strategic locations on both sides of The Links. When a 911 call would come in, the Fire Department would determine if it appears to be a cardiac event, they would alert the trained HOA volunteers. The volunteers would retrieve the AED device, go to the victim's home, and administer the AED treatment if needed. Using the AED device in those minutes before the Fire Department arrives the AED is used, increases the survival rate of the victim. The cost would be about \$1500 per AED machine plus a monthly software fee of \$200 (depending on how many volunteers are in the program). If the device is medically used a new pads and battery would be replaced for free as long as a usage report was submitted.

Mike Malenfant called the meeting to order at 3:25PM.

The January 21, 2019 minutes were unanimously approved.

Treasurer's Report- Michael Clemens: The January budget had expenses of \$4,619.58 and income of \$49,279.95 (mostly coming from member annual dues) The Reserve Total is \$204,850.21. Total Assets are \$246,756.71.

A motion was made by Lanny Voight and seconded by Gerald Vigoren to the January 2019 Treasurer's Report. The Board unanimously approved it.

President's Comments- Mike Malefant: Mike tipped his hat to Bruce for the work that was done in the common area. Mike attended the GVC Presidents' Roundtable. Issues

discussed at that meeting were lack of attendance at annual meetings and recycle pickup situation and companies. Mike suggested the possibility of a Links Newsletter. He also asked Lanny to add to the Homeowners Guidelines that recycled items need to be clean. Mike suggested holding a Volunteer Appreciation Day maybe with hot dogs and hamburgers. The Board thought this was a good idea.

Vice President's Report- Jim West: See SRSHA below.

Secretary's Report- Laurie Petrillo: 87 Age Verification Forms have been submitted. 7 are outstanding.

Member Forum: None

Physical Facilities- Gerald Vigoren: Gerald had nothing to report. Mike asked him to continue looking into the Green Asphalt that Pima County was using.

Landscape- Bruce Palese: Three refreshes have been completed on Abrego West- #6, 7, and 8. The excessive weeds on Chipshot and Fade were taken care of. A few new plants will be purchased and planted when it is the correct time to do so.

ARC Compliance- Lanny Voight: Approval was granted for a screened in porch. Homeowner Guidelines still needs some finalizations. Any additional comments about them need to be sent to Lanny soon. Lanny will be arranging a homeowners meeting to select the exterior house paint color palette. The Board will have the final say on the colors.

Communications/ Community Affairs- Robert Petrillo: Rob thanks all those homeowners that donated over 75 pounds of food and \$20 in donations to the Food Bank. The Potato Bake is on February 23 with Mike's band- Moon Shadow performing. The Ladies Luncheon is on the 28th – Mexican seafood.

Legal Affairs- Rita Collier: See Quorum below

Unfinished Business:

- a. Waste Management- The Board decided that we would finish out our contract with them. We will continue to explore other companies for when our contract is up.
- b. Coyote Culvert Prevention- Lanny will be constructing a culvert barrier using iron pipes/rebar. PVC piping would not work since the coyotes can chew the plastic. It is important to put the bars in place now, since the mating season will start soon.

New Business:

- a. SRSHA Report- They have \$24,000 in their reserves. Dues will remain the same. They will be reviewing their insurance policy.
- b. Quorum Clarification- Rita told us that a quorum is two thirds of the Board. A member can leave early and vote before the next meeting.
- c. Approval of the 2019 Annual Minutes-
A motion was made by Lanny Voight and seconded by Bruce Palese to approve the 2019 Annual Minutes. The Board unanimously approved them.
- d. Improvements for the next Annual Meeting- Other HOA Board Presidents had poor Annual Meeting attendance also. Possible ideas to help with more homeowners attending would be to have it with a LinkUp or a dinner, hold a raffle, or have some entertainment.
- e. Board candidates' bios in Annual Packets- Some homeowners felt they did not know who the candidates running for the Board were and did not vote because of that reason. The Board thought it would be a good idea to include the candidates' biographies in the Annual Packets next year.

Adjournment- The meeting was adjourned at 4:00 PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

January 21, 2019

Minutes

The Links Board of Directors met at 3:00PM on Monday, January 21, 2019 at The Springs GVR Center. Board members attending were Michael Malenfant, Jim West, Laurie Petrillo, Michael Clemens, Gerald Vigeron, Bruce Palese, Lanny Voight, Robert Petrillo, and Rita Collier.

Member present was Ann Boyd.

The president, Mike Malenfant called the meeting to order.

The December 17, 2018 minutes were unanimously approved as corrected.

Treasurer's Report- Michael Clemens: The December budget had expenses of \$2,533.55 and income of \$419.81. The Reserves Total was \$241,904.34. Total Assets were \$247,306.52. All the Homeowner membership dues have been paid. There is a 15 year plan to redo the HOA streets. Perhaps this may be done earlier using a rubberized asphalt. Michael C. asked Gerald if he would help get an estimate for this and get input from Pima County which has used this kind of asphalt on some of the county's roads. Gerald would do a presentation of his findings at the Annual Meeting.

A motion was made by Bruce Palese and seconded by Gerald Vigoren to approve the December 2018 Treasurer's Report. The Board unanimously approved the December's Report.

President's Comments- Mike Malenfant: It was brought to Mike's attention that the food banks may have higher needs lately due to the government shutdown. To help, our homeowners could bring food donations to the Annual Meeting and then the food collection could be brought to the Continental Avenue food bank. Rob would send out an e-blast about this to the homeowners.

Vice President's Report- Jim West: Jim reported that The Legends has not experienced any increase in their trash pick-up.

Secretary's Report- Laurie Petrillo: A procedure is being created to have the minutes approved earlier than the next board meeting.

Member Forum: Ann Boyd shared some flyers from the Green Valley Council. Mike M. asked if she could talk to FloAnn to see if an email could go out asking HOA presidents about their trash rates and if there was an increase.

Physical Facilities- Gerald Vigeron: The Christmas decorations have been taken down. Mike M. asked for a key to the storage locker, since he had given his to the decorating committee.

Landscape- Bruce Palese: West side of The Links has been cleared. Refresh #6 will be done on Thursday and Friday. Refresh #7 and 8 will be completed in February. The landscaper does not recommend lacing the trees, since this promotes more rapid regrowth.

Arc/Compliance- Lanny Voight: Sample color swatches were shown to the Board. Not all the colors seem to convey the desired desert color scheme. Also, it was brought up that may be a need to create an accent trim palette and perhaps a limit on how many colors could be used on one house. This will be more fully discussed at the February's board Meeting.

Communications/Community Affairs- Robert Petrillo: There is a Link Up on the 23rd and a Ladies Luncheon on the 24th. There is no Luncheon scheduled for February. The Potato Bake will be February 23 in the Anza Room at The Springs. One homeowner requested to be taken off the e-blast list.

Legal Affairs- Rita Collier: Rita plans to attend the HOA Homeowners Workshop.

Unfinished Business:

- a. AED Program update- Bruce has arranged for a speaker from the AED company to do a presentation to the Board on February 18 at 3:00PM. An announcement at the Annual Meeting will be made to invite the homeowners to the presentation. The speaker will need a screen and projector which Rob will provide.
- b. Elections and Annual Meeting- The custodian will set up the water, but we need to provide the actual coffee. Rob will send out a reminder e-blast about the Annual Meeting.
- c. Waste Management situation options- Gerald did not contact the trash companies. Mike C. said Titan just has recycle tubs. Did not know if Republic provided cans. Pima County was not increasing their recycling charges. Ann was to investigate whether there were increases to other HOAs. There is continued concern if there are multiple trash companies picking up the garbage that the extra trucks on our roads will create more wear and tear on them.

New Business:

- a. Homeowner's Guidelines
 - 1. Communication Policy- The Communication Policy as well as the Minutes Policy should be added to the Homeowner's Guidelines
 - 2. Repairs to the common area- If any common area is damaged by trucks doing work for a homeowner, that company will need to do the necessary repairs to repair such damage.
 - 3. Mike M's conversation with homeowner- One of the homeowners will be having his 42 year old son stay with him to help care for him because of health issues.
- b. Garage Sale- A couple of homeowners have notified Rob that they are interested in having a garage sale. Rob will make an announcement at the Annual Meeting to see if anyone else will want to be part of the sale. He will also make sure that the homeowners are aware of our guidelines for a garage sale.
- c. Santa Rita Springs Homeowners' Association Annual Meeting- It will be held on February 3 at 3:00PM. Jim and Bruce will attend.

Adjournment: The meeting was adjourned at 4:09PM.

Respectfully Submitted,

Laurie Petrillo, Secretary