

## The Links HOA 2022 Annual Meeting

The Links Homeowners Association's Annual Meeting was held in the Anza Room at Santa Rita Springs Recreation Center in Green Valley, Arizona on February 19, 2022.

Members of the Board that were present were Mike Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Lanny Voight, Rita Collier, Deb McPartland, Mike Peters, and Jim West.

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

The minutes from the Annual Meeting had been previously approved.

**President- Mike Malenfant:** Mike welcomed the homeowners in attendance. He then asked the board members to introduce themselves and give a brief description of their job responsibilities. Mike thanked all the Links HOA volunteers.

**Vice President- Bruce Bushey:** Bruce presented this report: I am the VP and run the Board meetings when the President is not present. I am also the Links representative to the Green Valley Council. Being Green Valley is not an incorporated AZ town with a town council, then this Green Valley Council serves that function. Each HOA has a representative that meets monthly.

The Green Valley Council has been active lately with the local mass Covid vaccinations, paving local roads, environmental improvements and activities at the Historic Canoa Ranch Park such as Paul Green and Midnight Blue in Concert at Historic Canoa Ranch - Saturday, March 19, 2022 from 3:00-5:00 pm. There is a GVC Member Only Legal Seminar with Goldschmidt/Shupe on Wednesday, February 23, 2022 at 9:00, and a Business Expo and Taste of the Valley, Saturday, February 19, 2022 from 9am to 1 pm. Pima county has an alert system that can quickly notify you of a local emergency, whether it's a flood, cybercrime, earthquake, terrorist activity or wildfire. You can direct the alerts to your cell phone and be up to date for local events. Visit 'MyAlerts.pima.gov'.\*\* Want in home Hospital Emergency Room (ER) treatment? Dispatch Health is active in Green Valley with a van stationed here. They provide on-demand urgent care in your home. As an example:

15 min is average time patients spend with a physician

45 min = avg time patients spend with DispatchHealth medical team.

4 hours is average ER wait time.

1 hour is average wait time for DispatchHealth house call.

So people that hesitate going to the ER and want a medical house call can look into DispatchHealth.

**Secretary- Laurie Petrillo:** Laurie reminded the homeowners the importance of filling out the Age Verification Form. Reason one is 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 to her or Rob Petrillo. There have been homeowner health issues where it was necessary to notify the person's emergency contact. 88 of the 94 Age Verification forms have been submitted back.

**Treasurer- Virginia Gengler:** Virginia is working with Lanny as she transitions into her role as the HOA treasurer. Lanny will assist her as needed. They are looking into switching our HOA funds into a new bank that is easier to access. All 2022 HOA homeowner dues have been paid.

**Physical Facilities- Jim West:** Jim gave the following report-1. Sidewalk on Abrego- On the sidewalks of Abrego, there were several damaged drains creating a safety problem. The sidewalks on Abrego are not the responsibility of our HOA. Pima County is responsible for the maintenance of the Abrego sidewalk. The problem was reported to Pima County by several people, but nothing was getting done. After several phone conversions we discovered that the county had the damage classified as a drainage problem, so consequently it had a low priority. After many phone calls to Pima County and with the help of the Green Valley Counsel we finally convinced the county that it was indeed a safety problem, and the issue was fixed. 2. Information Boards- The information board that is located on Fade Dr. started leaking. The problem was that the back board of the display was all deteriorated. Rather than replacing the information board, the unit was rebuilt with volunteer labor. We can expect the same problem with all of our information boards. They are not designed to be used as we are using them. They are rated as exterior, but they are designed to be mounted on a wall away from the elements. 3. Entrance Lights- The lights on both the East and West entrances have been replaced. The light on the West gate had a safety issue. The outlet box was not a waterproof box, and it was hanging loose because the plastic conduit was broken. The electrician had to replace the box and anchor it properly. 4. Bridge Repairs- On the Northeast end of our property there is a common area that can be used by the residents. There is a foot bridge that spans the covert for accessing the area. There was a safety issue with the bridge. The railings were loose, and the walkway planks felt like they were about to break. It was determined that the best way to fix the problem was to

install a center support beam. Lanny Voight, Michael Clemens and I volunteered to install a 2 x 8 center support and tighten up the railings. The walkway planks were then anchored down.

5. Fire Hydrant- A fire hydrant on the North end of Fade Drive was hit. Farmers Water was notified, and they fixed it. It was most likely hit by a truck that backed into it. I was told that there is a break point on the line, that is meant to break, so further damage is prevented. If the water line had broken, it would have caused us a lot of damage to the neighborhood. Fortunately, it held.

6. Gates- There were severe problems reported with the gates. The East gate was hit by a car. It also had a circuit board burn out. The West gate had a problem where the entrance gate would not close. I found out that there is a lockbox on the gate that the fire department uses to open the gate when they have an after-hour call. If the fire department forgets to reset the switch, the gate cannot close.

7. Roadways- We have a roadway team consisting of Lanny Voight, Bruce Magnuson, and myself. The following are the views of the team, not an individual. Our asphalt roadways were designed to have a life expectancy of about 20 years. When first built, the standard was 2" thick for asphalt roadways in a residential neighborhood. Our HOA has taken very good care of their roadways, by crack sealing and seal coating every five years, but they are starting to show their age. I have been told by pavement experts that they could last 30 to 35 years, but as time moves on the more costly the repairs become. Looking at the current condition of the streets; Chipshot is in the best condition. There doesn't seem to be any badly damaged areas. Fade is a little worse, there are bad spots with alligator cracking that are in need of repair. Also, the West entranceway has some bad areas that should be repaired. For some reason though, Greenside Place is in horrible condition. There are many areas that are failing. We recently had a total failure that required repair. An area on Fade near a sewer manhole where the asphalt completely broke out. Lanny Voight, Bruce Bushy and I made cold patch repairs to this spot in several other spots on our roadways. We currently have about \$220,000.00 in reserve for replacing and repairing our roadways. Based on a 30-year road lifespan, we will be replacing the roads in eight plus years. The actual cost of replacing the roadways will be from \$350,000.00 to \$500,000.00. Aging roadways will always need constant repairs. These repairs will make it difficult to accumulate reserves for replacement. What I am trying to say is that we will woefully short of funds when it comes time to replace our roadways. It has been recommended to us, if we want to extend the life of the roadways, to chip seal the roadway. Chip sealing is a three-step process which includes first an application of asphalt emulsion and then a layer of crushed rock is applied and rolled into the asphalt. After about a month another layer of sealant is applied over the stones. Chip sealing will greatly extent the life of our roadways. The problem is, I believe that many of our residents will complain. The surface will be a rougher surface. Some of the crushed rock may loosen up. It is not as nice looking as freshly laid asphalt.

### **Landscaping- Deb McPartland:**

I spent the first two weeks in my new position with Bruce learning about all of our various common areas and the challenges amongst them. During those conversations he mentioned that he had a landscaping committee in the past. I thought that was a great idea. So, I put out a note looking for folks who are interested in participating on our new landscaping committee. Marilyn Montgomery, Lanny Voight, Beth and Jim Jefferies and Carmen Peters has all agreed to join the landscaping committee (TLC). Thank you!

We had our first meeting yesterday. We went over our budget and ideas of what needs to be done throughout this next year. We will be working to pull together an action plan to address the areas of concern and be ready to battle the various weather conditions that we are challenged with throughout the year. More to come as we progress through our planning.

Bruce had also mentioned that some of you have plants that you'd like to donate. If you could email me (deb,[mcpartland@yahoo.com](mailto:deb.mcpartland@yahoo.com)) with your name, address, and information on what you have to donate that would be awesome. Planting season begins in March, once we're sure we are past the freezes of the year. Thanks so much for your donations.

Many of you've noticed that we've got a squadron of javelinas that are ravishing our neighborhood. I've done a little bit of research and have found that the javelinas are around during the daytime in the winter as there are acorns, new growth, and soft plants that they like to eat during this time of year.

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.

### **Architectural Review Committee and Compliance- Lanny Voight: Lanny**

A reminder to all homeowners....if you are going to make ANY exterior change(s) to your lot (house or yard), an ARC Request Form needs to be completed and sent to Lanny for review...PRIOR TO ANY WORK BEING DONE. This is done so ARC can make sure the changes are in compliance with the HOA guidelines.

**Communications and Community Affairs- Robert Petrillo:** The Who to Call List was created, published, and emailed to the homeowners. The list included contacts for needs within the HOA and Green Valley. The website has been updated, and there are discussions about a website makeover.

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

**Election Results:** Results were previously recorded in the minutes.

**Member Comments:** Janie Perkins mentioned she had a Link Up in the Anza Room which Laurie Petrillo had helped reserve. This is an alternative to Link Ups in your own home.

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

Mike M. thanked Katharine Voight and her social committee for organizing and hosting the Potato Bake.

The meeting was adjourned at 7:16PM.

Respectfully Submitted,

Laurie Petrillo, Secretary