

The Links HOA

December 19, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, December 19, 2022 in the Amado Room at Canoa Ranch. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Lanny Voight, Rita Collier, Mike Peters, and Jim West.

Treasurer's Report- Virginia Gengler:

The November's expenses were \$2,171.50 and income was \$797.00 from the insurance company that went into the Gate Budget and \$75 donation to the Landscaping Budget. The Total Reserves were \$103,490.92 and Total Assets were \$262,709.41.

A motion was made by Bruce Bushey, seconded by Lanny Voight, and unanimously passed to approve November's budget report.

The Santa Rita Springs HOA dues increased 40 cents to \$4.65 per household. The band at the Christmas dinner was \$400.

President's Comments- Michael Malenfant: Mike thanked the Social Committee for organizing the Christmas party. The band was good and played a variety of music to dance to.

Vice President's Report- Bruce Bushey: Bruce gave this report- Pima County Board of Supervisors said gas taxes and license fees are used to fund road repairs. They are looking to have more electric vehicles on the roads in the future which will mean less gas taxes to help pay for the repairs. It is important to replace old batteries in your smoke detectors to help prevent serious injuries or even deaths. There is a volunteer Fire Corps that will replace the smoke detectors batteries. The GVC plans forums on the County Assessor's Office as well as Valley Fever Spores. They also have scheduled 4 free COVID shot clinics starting January 21, 2023.

Bruce announced he was stepping down from his position and that Tom Conner was a possibility to replace him.

Secretary's Report- Laurie Petrillo: The HOA dues letters have been sent out. The Annual Packets are ready to be mailed as well.

Member Forum: None

Physical Facilities- Jim West: The lights on Greenside have been fixed. The emergency gate has rusty bolts and perhaps they should be replaced by quick release bolts. There are small posts that stick up in the ground by the middle of the road. The ring collars will need to be replaced (one quote was \$1,500 per collar), but that will be addressed when the road is replaced.

Landscape- Deb McPartland: Deb is awaiting the Back Flow Test results. She will submit the bill of \$170 to Virginia. The second pre-emergent treatment will be done this week. Deb and Lanny have been in contact with the Torres Blancas Golf Course manager to discuss the erosion that is happening near the river. The golf course has paid for a survey about the extent of the erosion. There is caution tape at the northern end of the Greenside by the golf course area. Deb and Lanny will walk the area to see the erosion damage and will report back to the Board. Green Valley News is interested in running a story in their paper about the river erosion which could aid in getting help with the problem.

ARC/Compliance- Lanny Voight- There is more parking on streets due to holiday guests.

Legal Affairs- Rita Collier: Rita will notify The Board of Realtors of the HOA dues increase.

Unfinished Business:

- a. Waste Management Contract- The majority that responded to the HOA's garbage survey would like to keep the two day pickup of regular trash and the one day of the recycle. If we stay with Waste Management it would be a 5 year contract at \$21.67+RMO a month to be billed quarterly (if using autopay and paperless billing).
A motion was made by Mike Malenfant and seconded by Virginia Gengler to accept the Waste Management contract. The only board member to oppose the motion was Jim West. The motion was passed.
- b. Annual Meeting- The Annual Meeting/Potato Bake date needs to be changed to either February 4 or 11 depending on room availability. This change is needed to accommodate the guest speakers schedule. Laurie will submit the request change to GVR.
- c. Road Repair Update- Sunland Asphalt did not send an estimate. It would cost around \$85,000 to replace Greenside. Jim will continue to get estimates and the Road Committee will present their recommendation to the Board which company to go forward with.
- d. Fairways Access to the Golf Course- No one has contacted the Links further about this.

New Business: None

Adjournment: The meeting was adjourned at 3:42pm.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

November 21, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, November 21, 2022, at Canoa Ranch GVR Center, Amado Room. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Deb McPartland, Jim West, Lanny Voight, Rita Collier, and Mike Peters.

HOA homeowners attending- Mike Clemens, Carmen Peters, The Perkins

Lee Maes from the Sheriff's Auxiliary spoke to the Board about the importance of the Neighborhood Watch Program. (Lee lives in the Fairways.) There should be one main leader with each street having a block leader, plus a few other volunteers. Lee has a 38 minute video that he can present to the homeowners at our Annual Meeting in February if the Board would want that. Other services provided by the ASV are house checks if you go away and morning wellness check in phone calls.

The Board did agree to have Lee come down to the Annual Meeting to do his presentation. We may need to reschedule the Annual date to accommodate Lee's schedule.

Treasurer's Report- Virginia Gengler: The October expenses were \$3,072.34 and income was \$26.98. The Total Reserves were \$259,690.64 and Total Assets were \$262,409.41.

A motion was made by Lanny Voight and seconded by Mike Peters to approve the treasurer's October budget report. The motion was unanimously approved.

Two CDS were being rolled over. Looking for a better interest to move some of money market funds to CDs.

President's Comments- Michael Malenfant: There is a problem when a house sale closes, Rob is not notified, and therefore he is unable to update HOA records. Virginia will give Rob's name when she receives the transfer fee and will check off that he wants a copy from the title company.

Vice President's Report- Bruce Bushey: East Center pool will be opening.

Secretary's Report- Laurie Petrillo: Laurie will get copies of President's dues increase explanation letter and the Annual HOA dues bill copied and then mailed as soon as

she receives them from Virginia and Mike M. The Age Verification Form will be printed along with the Ballot Form (which Rob P. will be giving her) and mailed mid-December.

Member Forum: none

Physical Facilities- Jim West: It has been almost 5 years since major road work was done. 2023 is the year on the reserve road maintenance scheduled. There is 2@ \$239,000 in the Streets and Property Fund. There are various options to consider, seal and coat, crack and seal, replace just Greenside (@ \$100,000), hand patch areas, or just let things go and replace as necessary.

A motion was made by Lanny Voight and seconded by Mike Peters to crack seal (but not seal coat) all the HOA's streets. The motion passed with only Jim West against. The motion was made by Jim West to amend the approved motion to limit the spending to \$15,000. There was no one seconding it, so the motion failed.

Jim will obtain three quotes for the road work for the Board to consider.

Landscape- Deb McPartland: Felix's crew and the golf course's will tackle the ravine weeds mid-December. Deb will call to set up the Back Flow testing. Landscaping is over budget. Deb asked if the Board would be able to give additional money to cover this deficit. The cause of the overage was due to additional dump fees due to tree removal (3 dead trees and removal of large branches of remaining trees for monsoon prep), increased cost of herbicide and savings forecasted for 2022 that were not realized. It was asked what the Emergency Fund could be used for. Mike Clemens (our past treasurer) explained the fund could be used to cover non-budgeted expenses.

Virginia Gengler made a motion to use \$660 from the Emergency Fund to cover the deficit in the Landscaping budget. Bruce Bushey seconded it, and the motion was approved.

ARC/Compliance- Lanny Voight – There were a few requests to install T.V. antennae.

Legal Affairs- Rita Collier: Nothing new to report.

Unfinished Business:

- a. Trash Contract Update- Republic Trash quoted \$70 for two times a week and \$36 for once a week. Waste Management did not respond. Mike M. will contact Autumn..
- b. Road Repairs/Reserve Spreadsheet Report- Virginia will send an update of what the 2023 road budget is.

- c. 2023 Budget/2023 HOA Dues- Jim contacted The Santa Rita Springs Homeowners Association, and the dues will remain the same. Based on the increases in the Links bills and the cost of road repair, the HOA budget needs to be increased.

Virginia Gengler made a motion to increase the Links HOA dues to \$521. Mike Peters seconded the motion, and it was unanimously passed.

- d. House Closings- See President's Report

New Business:

- a. Emergency Fund Uses- See Landscape above
- b. Website- The HOA website has been updated. The website is difficult to manage and update. This is something that should be addressed in the future.
- c. Fairways/Links Path- The results from the responses based on the survey Rob sent out to the homeowners were that our homeowners felt we should not contribute any money to pay for a path they wouldn't use.
- d. Santa Cruz River Erosion- The Santa Cruz River is eroding the golf course in some areas. Some of the Links' homes on Greenside are near that erosion area. Lanny and Deb will work with Mike Cochran from the golf course to investigate this.
- e. Annual Meeting- Laurie will reschedule the Annual Meeting if necessary. Mike M. will contact Lee to find out possible dates from him. The Board will then select one.
- f. The gates are still opening at the summer schedule. Jim will contact Alltech to schedule the open time from 7:00 am-7:00pm.

Adjournment: The meeting was adjourned at 4:50PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

October 17, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, October 17, 2022, at Canoa Ranch GVR Center, Amado Room. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Rita Collier, and Mike Peters.

Deb McPartland, Jim West, Lanny Voight were absent.

HOA homeowners attending- Rob Petrillo (Communication Chairman) and Carmen Peters

Treasurer's Report- Virginia Gengler: The September expenses were \$4,052.36 and income was \$426.77. The Total Reserves were \$267,450.92 and Total Assets were \$264,629.37.

A motion was made by Bruce Bushey and seconded by Mike Malenfant to approve the treasurer's September budget report. The motion was unanimously approved.

President's Comments- Michael Malenfant: Mike has a small cactus to donate to Landscaping.

Vice President's Report- Bruce Bushey: GVC has been asking what topics the HOA would like to hear about at the Forums.

Secretary's Report- Laurie Petrillo: The Annual Meeting/Potato Bake is scheduled for February 25, 2023, from 3:00-9:00 in the Anza Room of Santa Rita Springs. The board meetings from January to April 2023 will be at Abrego South.

Member Forum: none

Physical Facilities- Jim West: A problem with a street light staying on all day was reported by Lanny Voight and Michael Clemens. TEP has been notified. I have not heard if the issue had been resolved

Do Not Bump signs have been purchased and installed. Bruce Bushey and Jim West installed the signs.

Mike Malenfant, Bruce Magnuson, Lanny Voight and Jim West met with Bill Malaby from Sunland Asphalt. Bill took us on a tour of HOA's that have used the poly chip seal

process. Bill is working on getting me quotes.

The Links HOA has always crack sealed and seal coated the roadways every five years. If we want to follow the process of sealing the roads every five years, then we should seal them in 2023. Crack sealing gets more expensive as the years go on. Not only are we dealing with inflation but we also have more cracks to deal with. Crack sealing alone will cost about \$12,000.00. This is without seal coating. I will get competitive bids for crack sealing if the board passes a motion that they will move ahead if the cost does not exceed x amount of dollars.

The controller for the east gate was damaged. It looks like vandalism. An insurance claim has been made.

To move forward with the road improvements, Mike asked Virginia and Jim to check the spread sheet to determine what money has been allocated for 2023 repairs.

Landscape- Deb McPartland: No report

ARC/Compliance- Lanny Voight – No report

Legal Affairs- Rita Collier: Nothing new to report.

Unfinished Business:

- a. Record Retention Fire Protection Containers Update- Laurie will need one file holder at the moment. Lanny needs to be consulted to determine how many file holders will be needed for the documents in the storage unit.
- b. Purchasing Gate Signs Update- See Physical Facilities
- c. Road Repair- See Physical Facilities above
- d. Trash Contract Update- Titan supplies no bins. Other HOAs have complained that Republic has not been as reliable in their service. Waste Management has been reliable. Bruce sent out letters requesting price quotes for one and two days a week pick up. He is awaiting responses. Plan for November or December to decide which company we will go with.
- e. Gate Vandalism- Virginia sent in an insurance claim for the repair or the damage done to the gate phone number control panel. Sheriff Auxiliary can give the claim report number if needed.
- f. Other- Deb said Back Flow inspection will need to be scheduled and paid for.
 - Virginia will go to paperless billing to save money on the Century Link bill.

New Business:

- a. 2023 Budget- Virginia needs the 2023 fees for GVC and Santa Rita Springs Dues and if Felix Landscaping will be increasing their fees to help her create next year's budget.
- b. Nominations- Jim and Lanny will be running again for the board. Rob will send out a final blast for candidates.

Adjournment: The meeting was adjourned at 3:36PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

HOA Board Meeting of Sept 19, 2022

Call to order at 3:01pm.

Board members present: Laurie Petrillo, Deb McPartland, Virginia Gengler, Rita Collier, Lanny Voight, Mike Peters, Jim West. Mike Malenfant and Bruce Bushey were not present.

Homeowners present: John Gengler, Carmen Peters, Mike Clemens

Treasurer's Report:

There is an error just discovered in the Aug monthly financials whereas the amount shown for transfer fees is incorrect. Virginia will need to review all of 2022 to determine where the error occurred. This is delaying the approval of the May-Aug reports and may result in an earlier report being revised, depending upon what month the error occurred.

President's Comments:

Mike has asked Rob to include in the next email blast to residents a reminder to wash all items going into the recycle container. This is due to information that should Waste Management determine a recycle load is contaminated, the entire truck load is sent to the landfill instead of being recycled.

Mike will be arranging for a GVC rep to speak at the 2023 Annual meeting, highlighting what GVC does for the community of Green Valley.

Vice President's Report:

No report

Secretary's Report:

Laurie has reserved the rooms for The Links activities with GVR.

Laurie sent an HOA official letter to Waste Management via USPS registered mail that The Links may not renew the contract for trash removal. This was requested by Waste Management. A review of the new contract was performed by Rita. She stated that the contract does not fix the price, that WM is allowed to increase the cost for a variety of reasons.

Member Forum:

Nothing.

Landscaping Report:

Deb stated that Felix Landscaping has sprayed Abrego three times, counting the initial pre-emergent treatment done in June along Abrego, the last time including a grass/weed killer. The pre-emergent treatments are guaranteed. So, the 2nd and 3rd treatments were at no cost to the HOA. We will have the second pre-emergent treatment in December.

Storm cleanup of trees resulted in an increase of dump fees. The dump fee savings from Torres Blanco golf course letting the crew use their burn pile was lost due to the storm cleanup. Currently projecting \$562 overbudget for the year which could be overcome by either not having

the crew work Thanksgiving and Christmas weeks or moving unused funds within the HOA budget to the landscaping budget. Will address again closer to end of year.

A homeowner asked that Rob include in the next email blast for owners to get their trees trimmed.

Physical Facilities Report- Jim handed-out a revised Asphalt Repair Options sheet which included his estimates for the various repairs that could be done. Jim went over all the options, which the Board discussed and questioned. The end result was a motion made by Mike Peters, 2nd by Rita Collier to have Jim get actual estimates for the Polychip process with the work to be performed in 2023. The motion was agreed by all members.

Jim reported that the East side entrance gate control panel had been vandalized causing the entrance gate to not open via the control panel or remote. Lanny did a manual open and hold until the control panel was repaired. Mike Clemens suggested contacting our insurance company to see if this would be covered; Virginia took the action.

Laurie asked about the “Do Not Bump The Gate” signs; Jim replied that he has yet to find a design he likes; will continue searching.

ARC Compliance Report:

Lanny reported that the vehicle parking in the driveway issue on Chipshot has been resolved with the owners parking their vehicles within their garage.

There are several ARC Request forms submitted for exterior house painting which were all approved.

Legal Affairs Report:

Rita reported how the two Green Valley title companies deliver The Links CC&Rs and other documents and that prospective homeowners sign that they have received these documents. However, it is unknown if any of the Tucson title companies are doing this. Therefore, the HOA cannot be sure the buyer received it, and because the title companies are backlogged, the HOA may not be able to find out if the buyer signed the letter saying they received the information. Sending out our own CD could help, but many computers no longer have a CD drive. (Perhaps a flash drive would be better). The documents are no longer printed, but either on a CD or via email. When a title company sends an HOA information request to Rob, he sends the HOA documents as well as the HOA fees via email. The HOA also sends letters to the buyers that not always gets returned to him.

Unfinished Business:

Bruce Bushey is leading the Waste Management contract review team. Item carried forward to next month’s meeting.

New Business:

Annual elections – Jim West and Lanny Voight will run for re-election.

Covid Policy Review – Laurie read the Pima County’s policy which will require The Links policy to be re-worded.

Financial Change for future weed control- input for the 2023 HOA budget

Other- Bruce Bushey created a Treasurer's email address that any treasurer will be able to use instead of using the current treasurer's email address. Motion to accept this made by Virginia, 2nd by Mike Peters, motion passed to accept.

Adjourned at 4:31.

Submitted by Lanny Voight

The Links HOA

May 16, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, May 16, 2022, at Abrego South GVR Center. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Lanny Voight, Rita Collier, Jim West, and Mike Peters.

Deb McPartland was absent.

HOA homeowners attending- John Gengler, Carmen Peters

Treasurer's Report- Virginia Gengler: The April expenses were \$4,113.06 and income was \$225.54. The Total Reserves were \$258,857.67 and Total Assets were \$278,884.33. The CD that matures on December 14, should read 2022, not 2021.

A motion was made by Bruce Bushey and seconded by Lanny Voight to approve the treasurer's April's budget report with the CD date correction.

The motion was unanimously approved.

The HOA Federal account has been closed and HOA finances have now been transferred to Commerce Bank.

President's Comments- Michael Malenfant: It is up to the new homeowners to create an account with Waste Management. They will need to tell WM that they are part of the Links HOA contract in Green Valley, Arizona. Their monthly fee can be reduced if their bills are paperless and reduced even more if they are automatic payments. Mike will provide Rob with Autumn's (the WM liaison) email if there are any questions.

Vice President's Report- Bruce Bushey: Bruce presented this report- "I attended the GV Council (GVC) that met April 21, 2022.

* 1 new HOA joined GVC; 2 more HOAs have finished building & will join GVC.

* Old Tucson Studio has a new manager and plans to make more films there.

Green Valley Fire Chief Chuck Wunder reported they had 930 calls in the past month, with half of them for ambulance help. 15 to 26 calls for snakes.

* Scam of the week was a person found a vacation spot in COLO, paid in advance, drove there to spend special time in a cabin and the address was a vacant lot.

* New T Mobile cell tower being investigated/ proposed in Green Valley over by San Ignacio maintenance shed. The new tower would be 65 foot disguised as a natural tree. Fake photos of the proposed Tower in the real neighborhood can be seen at the Green Valley Council headquarters that show the combination of the two. The vendor started the process by contacting the Green Valley Council.

Sept. has Good Neighbor Day.

GVC has a redesigned web site at: <https://gvcouncil.org/>

GVC will have the Greater Santa Cruz Valley Hospital give an update on purchase by TMC @ Thursday's meeting.

GVC will have as a guest speaker from Pima County Parks to give a report.

Secretary's Report- Laurie Petrillo:

- a. March Minutes- The March Minutes have still not been approved. Virginia will add who seconded the two motions and the people who voted for and against the motion.
A motion was made by Mike Peter and seconded by Jim West to approve the March minutes as amended. The minutes were unanimously approved
- b. Board Meeting Room Change- The Board will no longer be meeting in the Anza Room since it is being converted into an art room. We will be meeting at Abrego South for September as well.
- c. Summer Months Committee Reports- Since we will not be meeting in June, July, and August I would like the committees, as well as the treasurer and vice president (if Bruce has any information he would like to share with us), to submit monthly reports to me.
- d. The April minutes were previously approved.

Member Forum: none

Physical Facilities- Jim West: Jim gave this report –

Asphalt Repair Options:

Crack Sealing- A hot mix is applied to all cracks that are 1/4" or larger. Lessens the chance of water seepage under the asphalt. • Cracks less than 1/4" are ignored

Seal Coat or Fog Seal -A thin asphalt surface treatment used to waterproof and improve the texture of an asphalt wearing surface. This is typical to what the HOA has been doing every five years. • Mostly cosmetic. Looks nice for about 2 years then starts to show wear. • Does not seal small cracks

Micro-Surfacing - Micro-Surfacing is a mixture of polymer modified asphalt emulsion, mineral aggregate, and other fillers. The mineral aggregate seals all minor cracks. • Should only be applied to a well worn surface like a surface with a lot of exposed aggregate. • Not the nicest looking repair. The Greens HOA has used this process and one of our residents have express concern that we were going to use this process.

Chip Seal- An asphalt emulsion sprayed on existing asphalt. Washed 3/8" stone applied to the surface. Rubber tire rollers are used to set the stones into the emulsion. About a month later an application of fog sealant is applied. • Not the nicest looking process. It will have a course look to it. • It is the best process for extending the life of the existing pavement.

Overlay- A thin layer of asphalt is applied over the existing asphalt. Usually the overlay is 3/4" to 1" thick. • All bad asphalt will need to be repaired before the overlay. • Existing cracks in the original pavement will reflect through the overlay. • Expensive process.

Replacement -The existing pavement is pulverized into the roadbed. The roadbed is then compacted, and the pavement is replaced with new asphalt. • Expensive process. • May be better to dispose of the existing asphalt instead of pulverizing it. • May need to make repairs to sewer stacks during replacement.

Jim feels road repairs of some kind need to be done this winter. Estimates will need to be gotten after the summer.

Landscape- Deb McPartland: Deb submitted this report- We are on target to have the common areas ready for the monsoon season. The dead trees in the common area behind the Chipshot homes have been removed and the entire area cleared.

We have had weed sprayed in two sessions. The latest session is planned for May 11th.

As I mentioned in my email on May 5th, I have been working with the Torres Blanca grounds superintendent regarding the clean up the east side of the 4th fairway along Chipshot.

We have agreed to work as a joint team to clear this area. Through May 19th, our landscaping crew will concentrate on this area working with the golf course crew. We started on May 5th and the golf's crew will continue to work on it during week when available.

We will not incur any drop fees for this work, as an exchange of using our crew's truck and trailer, all of the clippings will be taken to the golf course's debris area.

Once this work has been completed, the landscaping crew will go back over to Abrego and clear all of the dead weeds.

Our first Emergent treatment will be the last week of June. Felix will spray hot spots with emergent as they appear. Our second treatment will be in December.

Our Adopt a Space efforts are going very well. Those who have volunteered are doing a great job of keeping their areas cared for.

We have one open issue that will be addressed in the next week or so. We have another tree that has was blown over in all of the most recent winds in the common area behind the houses at the north end of Chipshot.

ARC/Compliance- Lanny Voight – Nothing new to report, it's been a quiet month.

Legal Affairs- Rita Collier: It is the seller's responsibility to leave the gate and garage opener for the new homeowner.

Unfinished Business:

- a. Record Retention Fire Protection Containers Update- Lanny still needs to look into the cost of purchasing fireproof bins for the stored HOA documents.
- b. Does Pima County Own the Collars Around Sewers Update? – This will be looked into at the time the HOA will replace the roads.
- c. Legal Options if Homeowners Do Not Use Designated Garbage Company- Rita could find nothing about this. Mike M. will email the HOA attorney with this question. There is money in the budget for the lawyer fee.
- d. Purchasing Gate Signs Update- Jim still needs to purchase the signs.

- e. Other- Updating the Gate Company When New Owners Information- Jim will provide Rob with the current homeowner gate list. As homes close, Rob will provide the gate company with the new homeowner's information.

New Business:

- a. Who Will Take Care of the Arizona Corporation Commission Annual Report in the Future? – The fee for the report needs to be paid by credit card. Mike M. asked Virginia to look into the cost of getting an HOA account linked credit card. Since it is a form to fill out, it was thought to be the secretary's responsibility. Will see what happens with the credit card.
- b. Creating a General Treasurer E Mail Account – Bruce B. will create a general email for the treasurer using G Mail. The word treasurer will not be used to prevent scam targeting.
- c. The HOA Website- Can Rob revamp the current web site? Can a new site be created for a limited cost? The web site continues to be needed – place to post minutes, ARC forms, HOA Guidelines, CC&Rs, and Homeowners Directory.

Action Items:

Mike M.- will contact HOA attorney about what options the HOA has if homeowners do not use the contracted trash company
-will give Rob Autumn's email to add to the Who to Call List

Lanny- will look into purchasing fireproof bins and their cost

Jim- will purchase 4 DO NOT BUMP GATE signs
will send Rob the current list of homeowners the gate company has

Virginia- will send out amended March minutes to the board members
-will look into obtaining a credit card for the HOA account

All Committee Chairs, Treasurer and Vice President- will submit summer monthly reports to Laurie

Adjournment: The meeting was adjourned at 4:05PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

April 18, 2022

Minutes

The Links Board of Directors met at 3:03PM on Monday, April 18, 2022, in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Lanny Voight, Rita Collier, Jim West, Deb McPartland, and Mike Peters.

Treasurer's Report- Virginia Gengler: The March expenses were \$10,434.13 and income was \$48,375.80. The Total Reserves were \$258,857.67 and Total Assets were \$282,270.31.

A motion was made by Lanny Voight, seconded by Bruce Bushey, and unanimously passed to approve the March's budget report.

There are still some HOA monies in Washington Federal Bank that need to be transferred to Commerce Bank. The storage locker fee has increased.

President's Comments- Michael Malenfant: Mike M. thanked Deb (and her husband) for their hard work attending to the HOA's landscaping.

Vice President's Report- Bruce Bushey: Bruce presented this report- " I attended the Air Quality meeting sponsored by the Green Valley Council in early April and the Green Valley Council (GVC) meeting.

Some of the major contributors to air quality are Ozone (O3) & particulate matter.

Ground level ozone is seasonal; summer is the worst and ozone peaks.

Large particulate matter is primarily from dust; intensified by wind.

Small particulate matter can come from gas engine exhaust and tire wear.

To summarize the effect on bad air quality on you, you can feel it in your eyes, may go into your lungs and if you get it bad you die.

To improve air quality in Green Valley each of us can do the following:

- * idle your gas powered car less
- * combine trips to reduce the number of cold starts
- * refuel gas after 6 pm in the summer.

Pima county has a grant to reduce gas engine EQ by paying residents to hand in a gas mower and / or gas powered garden equipment like gas leaf blower, gas trimmers etc.

You can be glad you are not living in Maracopa county; they have more severe limitations on emissions and air quality.

Stay tuned in Q4 of 2022, there will be a series of talks about the copper mines around Green Valley sponsored by GVC.

There is a Shred-a-Thon – 8am – Noon on Saturday, April 23, 2022 in Continental Shopping center across from CVS.”

Mike questioned what the Santa Rita Masters Association was doing with their finances. Jim said that money was being put away in their reserve fund for future upkeep of the pathway between The Springs and The Greens, as well as signage..

Secretary’s Report- Laurie Petrillo: Laurie apologized for the delay of the February minutes. She said Virginia’s minutes have not been approved yet. Virginia will send out the corrected/updated March minutes to the Board members for their approval. A big thanks to Virginia for filling in and taking the minutes while Laurie was sick.

Member Forum: None

Physical Facilities- Jim West: Jim gave this report - I did attend the president-to-president round table on March 23. We did discuss the possibilities of joining forces to try to lower cost of roadway maintenance. It will be very difficult to HOAs to work together in maintaining their roads. The best that we can do is for GVC to notify all HOAs of what we are planning to do and then ask them if they want to join forces. Everyone has their own ideas on how they want to maintain their roadways. There were a lot of positive comments on Tucson Asphalt’s Green Asphalt process. I was also told that I should have attended the GVC asphalt seminar. I told them that I did attend, and that I did not find it at all helpful. The one thing that I felt was very interesting is that the Springs is now charging new home buyers a capital fee. This is a way for our HOA to generate more income. I would like to have a road trip for board members to go look at chip seal roadways, to see if that is a process that we want.

Landscape- Deb McPartland: Deb presented this report- All of the plants that were donated and replanted are doing wonderfully. In fact, we received some lantanas that were planted last Thursday. We're going to test these out and see how they do. If they do well, we have five or six more donated lantanas that we can place around the common areas.

Emergent treatment will be scheduled in June. We will do some weed spraying this month to keep the weeds down prior to the emergent being done. This is within our budget.

We have a couple of dead trees and one that has fallen on the most southern end of our HOA on the west side of Abrego. I'm going to ask Rob to include in the next newsletter E blast if anybody's interested in wood from these trees.

In regard to the Pima county requirements for our common areas. I have the document that details what is required within the common areas that are shared with Abrego and the Golf course. As far as I can tell, we are in compliance. This document also lists the types of trees and such that can be used. I can send this document out for everyone's review if you would like.

In regard to the Mexican poppies, the weed spray will kill the Mexican poppies. And the emergent treatment will prevent them from growing in the future. In the meantime, we've just been pulling them out by the root.

ARC/Compliance- Lanny Voight – A homeowner who is currently away was contacted that their landscaping needed to be attended to, because it looked very unkept. The homeowners are now in the process of hiring a landscaper to do the necessary work. A neighbor complained that a floodlight was kept on 24 hours a day and shone into her house. The homeowners were away, but they were notified about the light, and that has been remedied. The new homeowner with the pickup that didn't fit in the garage has found another place to park it, while he awaits the arrival of a smaller pickup that he bought.

Legal Affairs- Rita Collier: Some HOAs are charging a Capital fee when the house is sold. To do this, their CC and Rs must be legally changed. That would incur legal fees that wouldn't seem worth it to us. It would take many houses being charged Capital fees to make up the cost of the legal fees. Also, there would need to be between 67-75% of the homeowners agreeing with the charge change. The state authorizes the HOAs charge of a transaction fee.

Unfinished Business:

- a. Does Pima County Have a Tree/Shrub Requirement Around the HOA? – See Landscaping report
- b. Status of Record Retention and Protection of Corporate Documents- Lanny has gone through the stored HOA files that are in the storage locker. He discarded the very old ones. Mike M. asked Lanny to research where we could purchase

fireproof containers that would be large enough to put The Links corporate records in.

- c. Does Pima County Own the Collars Around Sewers? – Jim will investigate this as the time gets closer to crack and seal our roads.
- d. Is It Too Late To Crack and Seal This Year? – The Board will make a decision in the fall about crack and sealing our roads. Jim will get new quotes then.
- e. Landscape Committee’s Decision About the Mexican Poppies – See Landscaping report
- f. Other- 1. Buying a Battery-Operated Camera To Monitor the Gates For Damage – Rita found nothing about the legality about having cameras at the gates. Mike M. asked Jim to look into purchasing four signs to attach to the gates reminding drivers to not bump the gates. Laurie suggested that Jim look at the signs The Legends have on their gates.

New Business:

- a. What Options Do Homeowners Have For Garbage Pick Up, and What Happens If a Homeowner Doesn’t Follow Our Contract? – Our HOA contract with Waste Management is for 94 homes. Rita was asked by Mike M. to find out what the HOA is legally able to do if a homeowner does not abide by our contract.

Adjournment: The meeting was adjourned at 4:05PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

March 21, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, March 21, 2022, in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Virginia Gengler, Deb McPartland, Lanny Voight, Rita Collier, Jim West, and Mike Peters

The February 21, 2022, minutes were not approved at this meeting Laurie Petrillo was out ill.

President's Comments- Michael Malenfant: Mike M. brought meeting to order at 3:00 pm. Decision action to cover previous months unfinished business. Jim W. going over roads. Deb M. Landscaping – Mexican poppies whether have them on HOA open areas? Mike M. How do we follow up to ensure that the Golf Course crew doesn't use the trail and/or leave debris on our streets? Deb M. commented the 4th Fairway needs cleanup. Mike M. is going to locate copy of existing Letter of Clean up with the Golf Course. Rob P. Website for Committees needs updating.

Action: New letter for Cleanup with Golf Course. Jim W. should follow up.

Vice President's Report- Bruce Bushey: Bruce B said there is a meeting regarding GVC cards and early meetings on Air Quality next month.

Treasurer – Virginia Gengler: Mike M., Lanny V. and Virginia G. have set up the new bank account at Commerce Bank of Arizona. All accounts are now in one spot. Taxes will be paid by the end of the month, however not due until April 18th according to the accountant. The Arizona Corporate Tax was \$50.00. Nothing to the Federal.

Secretary's Report- Laurie Petrillo: Laurie was out ill for this Board Meeting. Hope she is feeling better soon.

Physical Facilities- Jim West: Jim commented the exit gate on the east side needed repairs because someone bumped it with their car trying to open the gate. Lanny V. was able get it open. Bruce B. suggested using cameras on the gates that have motion and infrared capabilities.

Action – Mike M. asked Rita C. to check into any privacy issues for having such cameras.

- Jim reiterated most of the problems with asphalt roadways is erosion of the base caused by rainwater seeping through cracks. More damage is done during the winter season because of freezing and thawing of the water that seeped under the roadway.

The most important maintenance function that we can do is to seal the surface cracks. Crack sealing has been recommended by the contractors that have inspected our roadways. It was also recommended by Mike Groh the consultant that spoke at our last meeting.

Crack sealing should only be done during the winter season when the cracks expand, and they are wider. During the summer months, the pavement expands, and the cracks shrink.

During our February board meeting I requested a motion to crack seal the roadway. I have two bids from respectable contractors. I was told that we would have to look at the budget and see how it would affect the budget.

Landscape- Deb McPartland: Our homeowners donated 12 plants for the common areas. We will be planting these along fade drive and the corner of Chip Shot and Wedge Way on March 24th.

Adopt a space. We asked folks who would be interested in adopting some common areas around where they lived perhaps tag teaming with a neighbor. The responsibility would be overall monitoring maybe pull some weeds. Notifying me when there is something that means more attention. We have 4 homeowners that have stepped up to adopt a space.

Gathering Spaces - We started with the park surveying homeowners regarding their thoughts of having gathering spaces within the HOA. Where they could have private parties and such. We have only received 2 responses. Both were against using park or any common area for gathering. They highlighted issues and problems with parking, not having facilities nearby and liability to the HOA if someone was to be injured. There was also question regards to liability of HOA if alcohol was involved. *We received no responses supporting this program.

I have requested quotes for emergent spraying and new gravel on West side of Abrego. These were reviewed with the board. Emergent treatment quote is \$1,850 per treatment. We will need 2 (June and December) to get 95% success. Total \$3,700. With the reduction in "extra weed" labor and time spent on weed management for the remainder of the year, I believe that we can cover \$2,064 of this cost. This leaves \$1,636 for the HOA to cover.

I made a motion and received approval for Emergent funds. Gravel to be looked at in the future.

A motion was made by Deb Mcpartland and seconded by Bruce Bushey to approve Emergent treatments for June and December. The motion was unanimously approved.

Action - Mike M. asked Rita do we need to have a waiver form for people to use the park on a legal basis?

ARC/Compliance- Lanny Voight- There was a reminder in the last Blast reminding homeowners to fill out ARC form before you make any changes to your property and wait for approval. The homeowner who had their flagpole extremely high was informed to lower it and the homeowner complied. ARC forms sent out in The Blast. Lanny said the homeowner with the large truck is replacing it to a smaller truck by the end of June. That is if his new truck is not held up for some reason. Lanny told homeowner he would get a vote from the board to allow the large truck homeowner to park in the turn area off Fade Drive. If passed limit would be 3 months.

A Motion by Lanny V. – Allowing homeowner to park in turn around on Fade Drive – Opposed to follow HOA Guidelines. Lanny will notify in writing. Homeowner has until April. Seconded by Bruce Bushey. Lanny Voight and Bruce Bushey voted – YES. Mike Malenfant, Virginia Gengler, Jim West, Deb McPartland, Rita Collier and Mike Peters Voted – NO.

Legal Affairs- Rita Collier: Rita reiterated to the Board that noncompliance to Guidelines needs to be enforced. If it isn't then it can become non-enforceable. Rita checked with Legal Group at GVC regarding updates to bylaws and CC&R's they are to be notarized to be legal and can be done at GVC office. If the bylaws and CC&Rs are withstanding they are sent to prospected homeowners with a letter the prospected homeowners sign stating, they have received and hopefully read. This form is handed out by Rob Petrillo and returned to him to keep on file. Rita also mentioned that a lawyer from another state is supposed to be licensed in Arizona if handling a home purchase. Rita asked that if anyone is selling their home to please be sure to leave all remotes in a kitchen drawer.

Unfinished Business:

- a. Jim W. asked if we found people look over contracts and estimates for future projects? Mike M. Yes, Bruce B. and Mike Stowell (Lawyer) will be looking over the contracts and estimates.

New Business:

- a. Deb M. I was looking into some ways of raising money for our landscaping budget. I was going to suggest a fundraiser but changed my mind on that plan. The West side of Abrego needs more decorative gravel. The estimate was \$2350.00 for gravel and Labor. I also got an estimate for spraying emergent on both sides of Abrego. This would be done June and December \$1850.00 each spraying. The emergent would reduce weed labor by 50% average annual spending of \$564. Test spots worked great. Adopted spaces are going well.

Action – Mike M. Spot treatments how long does it last? Meaning how often do we need to do spot treatments?

Adjournment: The meeting was adjourned at 4:01PM.

Respectfully Submitted,

Virginia Gengler, Treasurer

Post Meeting Comment- From Mike Malenfant: handedoutcopies of a google map over our Subdivision. That map show what was here before our homes were built.

The Links HOA

February 21, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, February 21, 2022, in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Virginia Gengler, Lanny Voight, Rita Collier, Jim West, Deb McPartland, and Mike Peters.

Attending also was Mike Groh- Pavement Consultant

Mike Groh spoke about his recommendations for our roads. He said we have low traffic volume on our roads. He felt the crack and seal was the most important. There is no rush for the next few years to do any major work to our roads. What he thought was important before major work was to be done was to find out what is under the asphalt. He recommended getting borings done. This would cost around \$3,000-\$5,000. The HOA would need to check the manholes, sewers etc. pouring a concrete ring around them. Do we want asphalt roads or concrete? There is a longer life cycle with concrete, but it is more expensive. However, with the cost of asphalt going up, the price is nearing that of concrete. Alligator cracking shows the base is unstable. Concrete would handle the truck turn arounds better. White concrete is more reflective, less heat, also better for night vision. Concrete does crack and need repairs also. He will be available to answer questions. Jim has his information.

The January 17, 2022 minutes were previously approved.

Treasurer's Report- Virginia Gengler: The January expenses were \$4,619.10 and income was \$47,948.33. The Total Reserves were \$246,042.90 and Total Assets were \$287,404.13.

A motion was made by Lanny Voight, seconded by Bruce Bushey, and unanimously passed to approve the January's budget report.

Not everyone received page 2 of the January budget. Virginia will resend it. The Links finances have been switched from Washington Federal to Commerce Bank for easier managing of accounts such as having online banking. One HOA fee was paid twice due to a title company mix-up. This will be refunded.

President's Comments- Michael Malenfant: Mike asked Jim to find out from other HOAs if any of them want to work together to repair their roads. Perhaps a group of HOAs would get a better price from the road repair companies. Look into The Fairways, The Villages, The Greens, and The Springs and find out what work they had on their

roads and see how the roads look. Inquire about GVC and what information they have about roads, is there a committee?

Vice President's Report- Bruce Bushey: Bruce went over the Vice President's Annual Meeting Report.

Secretary's Report- Laurie Petrillo: There were 42 homeowners who signed into the Potato Bake/Annual Meeting.

Member Forum: None

Physical Facilities- Jim West: Jim wondered if Pima County owns collars around sewers. Some are not in the best condition, and this would be an issue when we do our HOA roads. Thought 2018 was the last crack and seal. 2 out of 3 road repair companies said we did not need/ not recommend sealing the road/curb space. Sunland did the Arivaca Road, and it is quickly not looking good. They also did The Greens. Bates gave references. Their quote is good until March 1, 2022. The Legends is needing road repair.

Jim West made a motion to do the crack and seal of the HOA roads (without the curb seal) this year in April 2022. Lanny Voight seconded the motion. The motion passed contingent on there being money in the LRP schedule for doing it this year.

Landscape- Deb McPartland: Thursday would be a better day to ask homeowners to leave their garbage can lids open for the HOA's gardening debris. There are areas, especially on Abrego that the gravel has rolled down the slopes. The larger gravel seems to have roll down less. To improve the appearance of our Abrego common areas and reduce the weeds, Deb obtained 3 quotes for gravel replacement and emergent. The total cost for these is \$5,150 in excess of the Landscaping budget. Not much feedback from homeowners about the idea of reserving the picnic area for events. One of the major concerns was where all the people would park, also some concern around drinking and the liability of the HOA for possible injuries. Homeowner plant donations should be put in the Guidelines, so they know about this program. The Landscaping Committee has also kicked off a Adopt a Space program. One (south end of East Gate) of the culverts covers to prevent coyotes from raising their pups in them have been destroyed. All culverts need to be checked and repaired.

ARC/Compliance- Lanny Voight – Nothing new to report.

Legal Affairs- Rita Collier: The Klines have not returned their Age Verification Form. We are required to have 80% of the homeowners over 55 years of age, which we do, so we are in compliance.

Unfinished Business:

- a. What's Happening with the Road Repairs? - See Physical Facilities above
- b. Temporary Parking of Oversized Truck at Emergency Gate- The Board was not for the parking the truck at the emergency gate. This could set a precedent for other homeowner trucks, which the Board does not want to do.
- c. Other- 1. Garage Sales- The burden of following the HOA sale guidelines falls on the salespeople.

New Business:

- a. Who Maintains the Street Lights- Jim needs to look into this.
- b. Landscaping Fundraiser- Deb changed her mind for now about having one.
- c. Other-

1. Contract Committee-

A motion was made by Mike Malenfant to establish a committee to review contracts and their terms and conditions. This committee would be chaired by Bruce Bushey. The motion was seconded by Lanny Voight. The motion passed with Bruce Bushey being the only vote against.

The committee will be added to the directory.

2. Master Plan and Trees- The large trees require costly maintenance. A possibility to save landscaping money could be their removal. However, is the HOA required to keep a certain amount of trees in the common area? This needs to be investigated.

Adjournment: The meeting was adjourned at 4:43PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

January 17, 2022

Minutes

The Links Board of Directors met at 3:00PM on Monday, January 17, 2022 in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, Bruce Palese, and Michael Clemens.

New incoming elected Board members present – Virginia Gengler, Deb McPartland, and Mike Peters

The December 20, 2021 minutes were previously approved.

Treasurer's Report- Lanny Voight: The December expenses were \$15,594.81 and income was \$21.83. The Total Reserves were \$243,408.34 and Total Assets were \$281,274.34. All 2022 HOA dues have been paid.

A motion was made by Bruce Bushey , seconded by Jim West, and unanimously passed to approve the December's budget report.

Lanny said that updated road repair costs are needed to determine if the Reserve Funds budget is on track or if additional money will be required.

President's Comments- Michael Malenfant : Mike M. welcomed the new Board members. He handed out copies of our Board Code of Conduct to all board members.

Vice President's Report- Bruce Bushey: Bruce B. presented this report- GV Council had a seminar about Pima County Waste Reclamation on Jan 13, 2022. Bruce attended. Mr. Jenkins talked about his 7 reclamation centers. In Green Valley, our Sewer bill comes from Pima County Water Dept. It's based upon the water bill in the months of Dec., Jan. and Feb. or any 3 consecutive months. There is a reduced rate for people that are gone for several months. One surprising thing that is when processing of the waste methane gas is produced and then sold to SW Gas Inc. So that reduces costs and our monthly bill.

Their recommendation is that excess pills and drugs be put in the trash, so they decompose in the landfill rather than putting them down the toilet.

GVC is sponsoring these upcoming events:

Jan 25 9 AM Parks & Rec will talk about living with urban wild animals.

Feb 12 concert at Canoa Ranch Outdoor Park

Bruce B. said there was no update about what's happening with Farmers Water. He did report that part time residents can put their sewer bill on hold while they are away.

Bruce B. should start in September to look at other trash collecting companies and get price quotes, as well as our current company Waste Management. Laurie mentioned that on Next Door there were numerous complaints about Republic's poor service.

Secretary's Report- Laurie Petrillo: Laurie has received 80 Age Verification forms. She is working with Rob P. to update the Homeowners Directory with any new contact information received. She will send an email reminder with a new Age Verification Form attached to the 14 homeowners that did not send one back. The mail pick-up responsibility will return to the treasurer since most mail is financial.

Member Forum: Mike C. said he will assist the new treasurer with the transition. He reminded the Board that March 15 is when HOA taxes are due (not April 15). Tax information should be given to the accountant 3-4 weeks before the due date. Also, the Federal taxes are submitted electronically The Audit Committee should start around March.

Physical Facilities- Jim West: Jim presented this report- On Wednesday January 5th the road committee met with Bill Malaby, who is now employed by Sunland Asphalt. Present was Jim West, Lanny Voight and Bruce Magnuson. Bill is recommending:

- Crack sealing in the winter season while the cracks are wider. He also said that we should crack seal soon. He also said that we should crack seal the edge where the roadway meets the curb. Some of the gaps are getting very wide. He also suggested that before we seal the curb edge, we should have our landscaper blow out the cracks and lay down some pre-emergent weed killer. Bill is working on getting us a quote for crack sealing.
- For longer term repairs, Bill is recommending chip sealing the roadways. Chip Sealing is a process where a thin asphalt membrane is laid down and then a layer of 3/8 stone is laid on top of it. Rubber tired rollers are then used to compact the stones into the membrane. About 3 months later then a fog seal to the total roadway, producing a like new look to our roadways that will keep them looking good for about 6 years. Bill is working on getting us a quote for chip sealing.

Chip sealing is the best way to extend the life of our roads. It will give the roads a rich black look that will hide a lot of the cracks, but it may not be desirable for all residents. It has a more coarse look to it. It would not be desirable for skate boarders or rollerbladers. Some of the stones may loosen up in time, especially in the turn arounds. Before we go ahead with chip sealing, all of the residents will need to understand what and why we are doing it. Jim will be working on getting quotes.

Landscape- Bruce Palese :

- a. Back Flow Status- The Back Flow paperwork has come in. Lanny has given it to Laurie to retain.
- b. HOA Maintenance Status- Abrego West is done. There will be work starting on the picnic area. The Landscaping 2021 budget was \$157 in the black. There is a new 2022 contract for Felix Landscaping.

ARC/Compliance- Lanny Voight- Lanny said he has not been successful in getting a response from the people on Wedgeway about the request to trim their palm trees. This falls under the guidelines for maintaining your property.

Legal Affairs- Rita Collier: Rita reminded the Board that noncompliance to Guidelines needs to be enforced. If it isn't then it can become non-enforceable.

Unfinished Business:

- a. 2022 Election Results- Rob Petrillo and Carole Blazick met on January 11, 2022 to count the votes. He reported that Mike Malenfant, Bruce Bushey, Laurie Petrillo, Rita Collier, Virginia Gengler, Mike Peters, and Deb McPartland have been elected to the 2022 HOA Board.
- b. Crack Sealing Roads- See Facilities Report
- c. Vaccination Status Inquiry Update- Rita said we can ask about vaccination status. Homeowners can ask, if people do not want to divulge that information, they can leave.

New Business:

- a. Links Web Page- Lanny felt that the web software is very old. It is difficult to add new documents. There are old documents on the website that have been updated, but not uploaded to the website due to the difficulty of adding new/revised documents. Work needs to be done to update the webpage, this might require purchase of new software. An eblast could be sent to homeowners to see if anyone has experience with creating a web page. Bruce Bushey volunteered to learn and help. The Board needs to research what information should be on the website.
- b. Title Company/Lawyers- House Purchases- Normally when a house goes into escrow the title company notifies the HOA. However, when a sale is done by an attorney this notification doesn't happen. Transfer fees, GVR fees etc. are not automatically done. Ownership of the home owned by Ed Frantz, who has died, has been transferred to his daughter by a lawyer. The HOA was not notified. Rita said since the ownership has changed, a transfer fee is needed.

- c. Record Retention Schedule and Fire Protection- Most of the HOA Corporation files are stored in the storage locker in cardboard boxes. Mike M., Lanny, and Bruce B. will go through the files in the locker to determine what needs to be saved and what can be shredded. What needs fire protection will also be decided.
- d. New Board Members and 2022 Board Assignments-
 - President- Mike Malenfant
 - Vice President- Bruce Bushey
 - Treasurer- Virginia Gengler (Lanny Voight will assist)
 - Secretary- Laurie Petrillo
 - Landscaping- Deb McPartland
 - Facilities- Jim West
 - ARC/Compliance- Lanny Voight
 - Legal- Rita Collier
 - Member at Large- Mike Peters

Adjournment: The meeting was adjourned at 4:04PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

Post Meeting Comment-

From Mike Malenfant:

We would like to thank the outgoing Board members Michael Clemens and Bruce Palese for their services. Mike C. has served as Vice President, then President, and then Treasurer for the last six years. Bruce P. has served on and then Chair of the Landscaping Committee also for the last six years.

It is people like these and all the other Board members and Committee volunteers that are assets to our community.