

The Links HOA
December 18, 2023
Minutes

The Links Board of Directors met at 3:00PM on Monday, December 18, 2023 at the Abrego South GVR Center. Board members present were Mike Malenfant, Laurie Petrillo, Lanny Voight, Jim West, Abe Gilman, and Deb McPartland

Rita Collier was absent.

Home owners present were Thomas Conner, and Dave Moore.

The November 20, 2023 minutes were previously approved.

Treasurer's Report- Lanny Voight: The October expenses were \$2,759.76 and income was \$29.34. The Total Reserves were \$181,416.86 and Total Assets were \$266,767.65. Another CD was rolled over. Lanny said it looks like the Reserve estimate will be met.

A motion was made by Deb McPartland, seconded by Laurie Petrillo and unanimously passed, to approve the November's budget report.

President's Comments- Mike Malenfant- Pest control companies have come to various Links homes and remedied the rodent problems in different ways.

Vice President's Report- none

Secretary's Report- Laurie Petrillo: Room reservations for board meetings have been confirmed for January- April 2024 in GVR's Abrego South Center. The Annual Board Meeting/Potato Bake at the Springs' Anza Room has also been confirmed for February 10, 2024. The dues letters have been mailed and the Annual Packets will be sent out the last week of December.

Member Forum: Dave Moore was in attendance because he saw one of the A frames Laurie put out at each gate entrance reminding homeowners about the upcoming board meeting.

Physical Facilities- Jim West's report- Master Association Our HOA is referred to as the "The Links" but our HOA's full name is "The Links at Santa Rita Springs" because we are bound to the master association called "Santa Rita Springs". As a member of The Links HOA we are also a member of the master association and we are required to support the master association. We are required to support the master association by: •

Pay an annual assessment fee. (currently \$4.70 per rooftop) • Designate a representative to all board meeting. (Board President) or designated backup. • Attend scheduled meetings (February, May, November) • Acquire HOA personnel for the Master Association: President, Vice President, Secretary and Treasurer. • Acquire HOA absentee ballots in advance to help meet the annual meeting quorum. All of the board members of the master association have been on the board for a long time and want to retire. Our secretary Jan Canning has moved out of the area, so we are without a secretary. We need a communication to go out to all of our HOA members, looking for volunteers. We do not expect to have all of our HOA members to attend the Master Association's Annual meeting, but we do need absentee ballots filled out. I could use help in getting absentee ballots signed. A communication should be sent out explaining to our HOA members that we will be soliciting absentee ballots. I will also need help in getting absentee ballots signed. Sandie Stone, a long time board member of Santa Rita Springs Master Association has offered to speak at our annual meeting, to explain what the master association is about.

Physical Properties- The entrance and the emergency gates need to be repainted. A lot of the old paint is peeling, and will need removal. The entrance signs and columns need repainting. The columns have some areas where the stucco is bulging and will need repair.

Jim will get itemized estimates for the repairs to the gates and stucco.

Landscape- Deb McPartland- This is Deb's submitted report: For December, we concentrated on clearing out the remainder of the Cactus mess mid Chipshot Dr. and to get the aurora cleaned up. As well as catch up on trimming trees and bushes.

We still have some bushes on Abrego both the East side and West Side to trim up. These will be taken care of over the next couple of weeks. The bushes near the "The Links" signs on both sides will be trimmed after the holiday decorations come down.

I have requested a quote to have the leaning Saguaro on Fade Drive attended to. The estimated quote is \$65 a foot to take the Saguaro down. I am waiting to find out what it would cost to have it replanted if the root system is good. If it's determined that the roots are bad then it's another \$250 to have it taken away. More to come. Currently, we have approx. \$700 - 725 remaining in our landscaping budget after December's spend. So we will be able to cover the majority of the cost

Because there was a change from Farmers Water to Global Water, Deb did not automatically receive the paperwork to schedule a back flow inspection. She will call Global to schedule one.

ARC/Compliance- Abe Gilman- There have been six parking waiver requests and two for landscaping work. There have been some issues with RVs being parked longer than permitted. Abe will keep reminding those homeowners of the HOA parking guidelines. If needed fines might need to be issued.

Legal Affairs-no report

Unfinished Business:

- a. **Annual Meeting-** Jim would like Absentee Ballots distributed to the homeowners for the Masters Association election. Laurie suggested giving out the ballots at the Annual Meeting on February 10, and this would give time for Jim to return them at the February 12 Masters meeting. Before we hand out the ballot, a Masters Association representative will speak.
- b. **Annual Packets-** See Secretary's Report
- c. **Liability Insurance-** The HOA has a separate liability insurance policy to cover the HOA board officers.
- d. **Election-** Mike would like the new board members to be in attendance for January's meeting. This might be difficult since the ballots are being sent out the last week in December with the belief they would not need to be counted until just before the Annual Meeting. An earlier ballot deadline will be put on the form, but there needs to be 67% of the ballots returned to make the election results official. Rob will add to the HOA ballot a change to the By Laws to be voted on by the homeowners –that would allow two people from the same household to serve on the board if there are no other volunteers to fill the position.

New Business:

- a. **Homeowner Directory Updating-** Rob is continuing to update the directory and website as needed. He does not always receive notification when a house closes. Lanny will make sure Rob gets the new owner information when he receives the buyer's transfer fee.
- b. **Master Association- see Unfinished Business- a. Annual Meeting**
- c. **GVC Membership-** With the increase in dues for the Green Valley Council, the Board is questioning whether the HOA should stay a part of the Council. The homeowners need to be polled to determine what GVC services they might be using, and how not belonging to GVC might impact them. Then the Board will vote whether to stay in GVC for 2025.

Adjournment: The meeting was adjourned at 3: 40PM.

Respectfully Submitted,
Laurie Petrillo, Secretary

The Links HOA
November 20, 2023
Minutes

The Links Board of Directors met at 3:00PM on Monday, November 20, 2023 at the Abrego South GVR Center. Board members present were Mike Malenfant, Laurie Petrillo, Lanny Voight, Jim West, and Rita Collier.

Board members Abe Gillman and Deb McPartland were absent.

Home owner present were Bruce Palese, Thomas Conner, and Mr. and Mrs. Ed Peterson.

The October 16, 2023 minutes were previously approved.

Treasurer's Report- Lanny Voight: The October expenses were \$3,450.04 and income was \$32.28. The Total Reserves were \$181,161.27 and Total Assets were \$269,228.62. Two CDs were rolled over in November.

A motion was made by Rita Collier, seconded by Jim West and unanimously passed, to approve the October's budget report.

President's Comments- Mike Malenfant- There have been problems with mice getting into the walls of homes from the spaces in the bottom overhang of the exterior stucco and sheeting outside of the house. Board members shared solutions their exterminators have done. Rob sent out a review of how to merge onto the freeway.

Vice President's Report- none

Secretary's Report- Laurie Petrillo: Room reservation requests for 2024 have been submitted to GVR.

Member Forum: Bruce Palese (the past Landscaping Chairperson) had a list of improvements/projects that he thought are in need of being done - the river rocks and gravel have been sliding down the slopes and need to be put back, areas in the common area are becoming sparse looking and need more plants (this plant replacing can be spread out over a few years), the stucco on the west side's monument is starting to bubble, the iron gate pillars on both the east and west sides have loose stucco and need painting, the shrubs need trimming on both sides of the HOA. (Jim will look into the past pillar repair contract and, he will get a quote for the work), the steel gates on North Fade at the turn around are rusting. A volunteer is needed to remove rust and then paint them, the safety tape on the poles is peeling, and there is a tilting saguaro in

the West's common area (if it falls, the HOA would be responsible for any damage that it does). Ed wanted to know who's the carrier of the Board's liability insurance. Lanny will report this information at the December meeting.

Physical Facilities- Jim West's report- On Monday, October 23rd, we took a road trip to look at projects that Holbrook Asphalt completed. Present was Lanny Voight, Bruce Magnuson and myself. The objective of the trip was to determine if the added expense for the HA5 product was worth the expense. I was disappointed that there was nobody else that wanted to attend. We are about to spend a large portion of our savings, and I thought there would be more interest in determining the direction that we want to go. The HOA's that we inspected were; The Villages West, Casa Palomo I & II, and San Ignacio Vistas II. We also looked at recent projects that completed by the Greens and the Fairways HOA. Based on our trip, I believe that the HA5 product is much superior. Is it worth twice the price has yet to be determined. Please see emails from Lanny and Bruce. One advantage of going with the lower cost product is that you put down fresh sealant more often, thus sealing fresh cracks I was totally impressed with the condition of the roadways in the Fairways and San Ignacio Vistas II. The Fairways is maintained by Pima County. A few years ago they had the roadways chip sealed. At first, the chip sealing looked terrible after subsequent seal coating, the roadways now look great. The roadways in San Ignacio Vistas II look like they had been chip sealed previously and now they have a fresh coat of HA5 and they look great. The last time that we looked at chip sealing projects members of our board were not impressed but based on what we have seen, I am inclined to revisit chip sealing.

The Board then decided the plan is to seal coat the roads. This is budgeted in our planning spreadsheet for 2024. The concern is in the future-how will the heavy garbage trucks impact chip sealing. Jim will talk to the Fairways to see if the roads are damaged by them. The HOA just started a new 5 year service contract with Waste Management. After that we can look at the possibility of using a company with lighter trucks. If in the future the roads are replaced there will need to have a special assessment.

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

2024 Budget Review and Vote

I have reviewed the budget information that Lanny sent for the 2024 budget. My vote is to pass this proposed budget.

Agenda item - Chemical Spraying Liability

In regards to the liability the HOA may have as a result of the HOA/ Landscaping committee members spraying weed killing chemicals on our common areas.

I haven't been able to find a definitive answer to the HOA liability. But since these folks do not fill an established position within the HOA management, I would think they may be at risk on a personal level. So my suggestion would be to not allow any spraying chemicals on the common areas except for the hired Landscaping Company.

November Landscaping Update

We have completed most of the trimming of the trees, cacti and bushes. This will be completed this month. We will have an additional 12 hours this month that will be spent on the Chipshot Dr. common area. These additional hours including additional dump fees are within our budget.

For 2024, Armando has provided next year's contract. He did not increase the labor cost for 2024.

He has also provided the estimates on the gravel replacement for Abrego and labor to move the gravel that has washed down the slopes on Fade Dr. back up to the walls. He also included estimate on refreshing the gravel on Chipshot from the street to arroyo. Like everything, the cost of gravel has gone up. Considering our road repair situation these refreshes are probably not doable.

West Bank of Abrego	\$10,200
East Bank of Abrego	6,600
Rake up Fade	2,350
Chipshot Gravel	4,200

ARC/Compliance- no report

Legal Affairs- Rita Collier: Rita has three hairy grandfather cacti that are up for adoption to be placed in the common areas. Mike hhas palm pups as well. Rita warned future home sellers to be careful using aerial drone photos. There have been law suits by other homeowners whose properties were also in the photos and these photos were placed on the internet without their permission. If aerial photos are used, make sure no other homes are in the photos. Rob will need to send out this reminder in an eblast.

Unfinished Business:

- a. A Frame Message Board Update- Jim will give the A frames to Laurie, and she will be in charge of the announcements. They will be positioned at the entrance of each side of The Links.

- b. 2024 Election- Rob's report-** Nominations update- 7 out of 9 positions are up for election. Incumbents running again- Mike Malenfant, Laurie Petrillo, Rita Collier, Abe Gillman (only if there are not enough candidates)
New Candidates- Ed Peterson, Tom Conner, Bud Montgomery (here only part time), Cheryl Powers (only if we can't find anyone else), Larry Robertson (but he has questions about the Boards' liability insurance)- he would like the Vice President position.
Lanny gave Larry R. the insurance company's contact information so he can get the answers to his questions.
- c. 2024 Budget-** It was decided to keep the long distance gate phone capabilities since its cost is nominal.
A motion was made by Jim West and seconded by Rita Collier to approve the 2024 budget with the 5% raise in dues (\$26). The motion was unanimously approved.
Lanny's name will be added to the P.O. Box and Storage unit.
- d. Roads Update-** see **Facilities Report**

New Business:

- a. **Gate Phone Lines-** see Unfinished Business c.
- b. **Annual Meeting-** Rob would read the names and then do a moment of silence for the homeowners who have died in 2023.
Discuss the possibility of homeowners letting the utility boxes on their property to be painted. Maybe have a speaker about trimming and maintaining your trees.
- c. **Other-** Rob is to try to set up on The Links website a file of the HOA's contracts that is password protected and only board members can access.

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

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links Board Meeting
10/16/2023
Abrego South GVR Center

1. Called to order at 3:00pm.
2. Board members present were Mike Malenfant, Jim West, Deb McPartland, Lanny Voight.

Homeowners: Carmen Peters

3. Treasurer's Report - see Sept financial summary. Nothing special noted. Motion to accept report by Mike M., 2nd by Deb, all in favor, report accepted.

4. President's comments: need to have a backup plan for when Rob is not available to put out e-blasts or other HOA communications as announcement for Ladies Luncheon did not go out. To be discussed at the Nov Board meeting.

5. Vice President's comments: none

6. Secretary's report: Laurie's report stated she received GVR's forms for booking reservations for 2024. She will be filling them out and submitting them when she returns.

7. Member forum: Carmen Peters gave an update on how Mike is doing.

8. Landscaping - Deb McPartland: see email that Deb had sent out.

For the month of September, the Landscaping crew worked to take down some of the monsoon growth.

We did have a few storms that brought down some tree branches as well as some cactus.

For the first half of October, we have begun to trim the bushes and will focus on trimming the trees next.

As we had a two-man team for a few weeks as one of the Landscaping crew was recovering from a car accident,

we have money in the budget to have the Landscaping crew work an extra 2-3 times before the end of the year

(approx. cost of \$1k - labor and dump fees). We also have not had to do any major weed spraying and additional labor

for weeds this year. I want to get the trees all trimmed, thin out the 20 year old cacti on Fade Dr. (primarily) and get all of

the areas to pre monsoon shape prior to yearend.

For 2024 budget, I have asked Armando for a draft of next year's contract. He has not mentioned an increase in labor cost

for 2024 but since he didn't raise it last year, I am expecting a request for an increase. I have also asked him for estimates on the gravel replacement for Abrego and labor to move the gravel that has washed down the slopes on Fade Dr. back up to the walls.

9. Physical Facilities - Jim West: Discussions on whether to seal coat as in the past or go with the HA-5 process from Holbrook.

Seal coating quote from the company that did the crack sealing was \$20k. Holbrook is about \$43k. Seal coating lasts about 3 years, then begins to wear off. The HA-5 says it lasts 7+ years. Lanny asked about contacting Holbrook to get a list of areas that HA-5 was used and when it was applied so the Road Committee could look at them. Jim West to contact Holbrook.

I have to apologize that I have been traveling most of the last four months, so I have not stayed on top of everything like I should.

I have originally wanted to seal coat the roadways this Autumn, but I was told by Holbrook Asphalt that they would not put seal coat down when it is cold. They said that it wouldn't dry properly. This is opposite of what was told to me by Seal Right Specialties who told me that it is better to seal in the cold weather. I started getting visions of residents driving on wet roadways and tracking the sealant onto their driveways. Right now I am planning for sealing the roadways this coming summer.

I have quotes of \$25,000 from Seal Right and \$40,000 from Holbrook. Some of our residents have favored going with Holbrook. I would like to get the opinion of the board on which direction they want to go.

10. ARC/Compliance - none

11. Legal Affairs - none

12 Unfinished Business

a. Jim West would prefer to use white boards instead of these A-frames. Jim will research and provide information to the Board.

b. Laurie is organizing this, supposed to be in early Nov, need to discuss with Laurie.

c. HOA Reserve Funds Expenditure Procedure - motion to approve by Deb, 2nd by Jim, all agreed. Will discuss with Rob as to where to place the procedure on The Links website.

13 New Business

a. 2024 Budget, draft budget provided by Lanny. Main issue is the contribution to the Reserves, he estimated that the 2023 budgeted

amount will not be met due to cost increases. Lanny recommends a 5% increase to the 2024 annual dues. Lanny also stated that when the

roads are replaced, a special assessment is very likely as there is just not enough funds. Mike suggested possibly doing multiple special assessments instead one large one. Something to consider in the future. 2024 Budget to be approved at Nov Board meeting.

b. Seal coating of roads - not able to do this year as HA-5 can only be done in the warmer months and seal coating company is booked-up for the year.

c. Liability - ask Lauire to check the insurance policy if it covers homeowners using chemicals on common grounds.

d. Painting of utility boxes: was done in the past, some boxes have been pushed over, some within bushes, would need homeowner's permission as they are on their property. Topic for the annual meeting.

e. VP/GVC rep replacement - need to find a replacement. Also Deb stated that she will not run for re-election due to her mother's and husband's needs. So need to find a landscaping chair replacement as well. Mike Malenfant was not going to run again but will unless replacements are found.

14. Adjournment at 3:32pm.

The Links HOA

September 18, 2023

Minutes

The Links Board of Directors met at 3:00PM on Monday, September 18, 2023 at the Abrego South GVR Center. Board members present were Mike Peters, Laurie Petrillo, Lanny Voight, Rita Collier, and Abe Gilman.

Board members Mike Malenfant, Jim West, and Deb McPartland were absent.

Home owner present was Carmen Peters.

The May 15, 2023 minutes were previously approved.

Treasurer's Report- Lanny Voight: The August expenses were \$418.28 and income was \$26.19. The Total Reserves were \$174,558.85 and Total Assets were \$268,034.02.

A motion was made by Abe Gilman, seconded by Rita Collier, and unanimously passed, to approve the May, June, July, and August's budget reports.

Lanny did say that there were fewer Links houses sold than expected and therefore less transfer fees were collected. Therefore, the 2023 will not be balanced.

President's Comments- Mike Peters as Vice President filled in for Mike M. – Mike M. asked Mike P. to discuss the 2024 election and the Reserve Expenditure Procedure. See below New Business a. and Old Business b.

Vice President's Report- Mike Peters: There were no GVC meetings during the summer. There will be one this Thursday which he will report on at the October board meeting.

Secretary's Report- Laurie Petrillo: The rest of 2023's board meetings will be at Abrego South. Laurie had contacted the Andrew Bowers, the new HOA liaison with Waste Management about the recycles not being picked up after Labor Day. He was easy to work with and the problem was resolved.

Member Forum: Carmen asked when the HOA yard sale would be. Laurie said it would be the beginning of November. Carmen thought it would be better for the first weekend, since November 11 will be the Quail Creek one as well as a second one she had heard of.

John Rothstein emailed a request that the board discuss the pigeon problem in the HOA, which they did. Rob will send out an e-blast asking homeowners to only put out hummingbird feeders and to refrain from putting out bird seed for 6 weeks. Hopefully this will discourage the pigeons from staying in our HOA.

Carmen asked Laurie to book Abrego South for January's Link Up. First choice January 22, 2024, the alternate date is January 15. Time requested will be from 4:00- 8:00.

Physical Facilities- Jim West: Jim submitted this report-

In August we had trouble with the west gate. John Rothstein could not get in the gate. He had to park on the street and walk in. In my absence Lanny Voight and Deb McPartland addressed the issues, and manually blocked the gate open. I contacted Alltech gates and had them check it. I did not get a report from Alltech on the cause of the issue. I have since shown John how to manually open the gate.

I have two estimates for seal coating our roadways. One was from Holbrook and one from Seal Coat Specialties (SCS) the company that did the crack sealing earlier this year. Holbrook has been highly advertising in the Green Valley newspaper. Holbrook is close to double the price of SCS. Holbrook claims that their product lasts almost twice as long. Their product also has a fine aggregate in it that will better seal small cracks. I have received correspondence from Bruce Magnuson and Deb McPartland in favor of going with Holbrook. Lanny Voight was not in favor.

I am very satisfied with the job that SCS did on our crack sealing. I am a little confused though. They had told me that it is best to seal coat in cold weather where Holbrook has told me that they will only seal coat in warm weather.

Road sealing discussion will be tabled until Jim can provide more information on pricing and details of what will be done.

(Lanny said it was not that he wasn't in favor, just needed more information.)

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

For the last 2 weeks of July and first half of August, we have focused on trimming the remaining bushes and removing several cacti that have died on Fade Dr., East Gate entry, West Gate entry, and Abrego.

We have also cleaned up the contaminated plants. Meaning a volunteer plant has grown in the middle of an existing plant. We have ensured that the drains on Abrego are clear and fixed an irrigation leak.

We have replaced a tree on the corner of Fade and Wedge Way. This will cost about \$190.

For the remainder of August, we will work to clear Chipshot Drive. This generally takes at least 2 weeks of focused clearing.

On July 28th, we had a landscaping committee meeting where we began discussing our long term Landscaping plan for 2024.

Our drafted plan includes -

- New gravel on a Abrego from the walls down
- Have the gravel along the walls of Fade Drive re-raked bringing the gravel back up to the walls. Most of the gravel on Fade Drive has been washed down towards the street. We don't believe we need a lot, if any new gravel on Fade Drive - it just needs to be re raked into it's proper place
- Freshen up the Islands along both side of Abrego. (We may be able to get this completed this year)
- Determine if we need to buy some new plants to plant a long Fade Drive and spruce up the common areas of Fade drive and Wedge Way.

I will be out of country from Sept.2 through Sept. 25. Jim and Beth Jefferies have agreed to cover me. The landscapers will have a written schedule to follow while I am gone.

ARC/Compliance- Abe Gilman- Four landscaping and one painting requests were approved. The homeowners who were planning to use a bathtub as an outdoor planter were asked to remove it, and they did.

Legal Affairs- Rita Collier: Rita took two seminars over the summer.

Unfinished Business:

- a. A Frame Message Board Update- Jim will need to give the A frame to Abe so he can paint it.
- b. Draft of HOA Reserve Funds Expenditure Procedure- Lanny presented his draft of the HOA Reserve Expenditure Procedure. The 5 board members at the meeting thought the draft looked good. Voting to accept the procedure will take place at the October's board meeting.

New Business:

- a. **2024 Election-** The board members that are up for re-election are: Mike Malenfant, Mike Peters, Laurie Petrillo, Abe Gilman, Deb McPartland, and Rita Collier. Mike M. has said he will be stepping down as president at the end of his term. Mike P. will not be running again. Rita, Abe, and Laurie would like to continue to be on the board. Rob Petrillo, as election Chairperson, will check with Deb to see if she will be running again. Rob will send out an e-blast for new candidates for the HOA board.
- b. **2024 Budget-** Committees that have a yearly budget should come to October's board meeting with their projected 2024 budget so planning can begin.

Adjournment: The meeting was adjourned at 3:45 PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

May 15, 2023

Minutes

The Links Board of Directors met at 3:00PM on Monday, May 15, 2023 at the Abrego South GVR Center. Board members present were Michael Malenfant, Mike Peters, Laurie Petrillo, Lanny Voight, Jim West, and Abe Gilman.

Board members Rita Collier and Deb McPartland were absent.

Home owner present was Carmen Peters.

The April 17, 2023 minutes were previously approved.

Treasurer's Report- Lanny Voight: The April expenses were \$2,952.80 and income was \$28.67. The Total Reserves were \$104,669.35 and Total Assets were \$281,965.98.

A motion was made by Mike Peters, seconded by Jim West, and unanimously passed to approve April's budget report.

Since The Links' total assets exceed the bank's \$250,000 insured limit, Lanny is still looking into finding an FDIC insured financial institution for the monies in excess of the limit. Edward Jones and more CDs were options to consider.

President's Comments- Michael Malenfant: Mike asked Deb if she had a weed pulling team, since some homeowners were helping with weed control in the common areas. Mike was concerned about the HOAs liability if one of those volunteer homeowners uses chemical weed control in the common areas.

Vice President's Report- Mike Peters: Mike P. will attend the GVC meeting on the 18th.

Secretary's Report- Laurie Petrillo: Laurie reminded the Committee Chairs to send their monthly summer reports to her. She will contact GVR to clarify if HOAs need to use sign in sheets or if that is no longer necessary.

Member Forum: none

Physical Facilities- Jim West:

The Yield sign on Fade Dr was vandalized and had to be replaced at a cost of about \$50.00 During the past year, we have had several instances of vandalism in our community. The controller on the East Gate was smashed with a rock or some other hard object. The East Gate was also forced by a car or truck on several occasions,

causing damage to the opening mechanism. Video surveillance signs were ordered. I expected a package of two, I only received one, so I am returning it. I should receive two this week and the I should be able to install them. The Santa Rita Springs Master Association, (MA) wants to dissolve again. Dissolving has been tried before in 2002, 2005, and 2009 with failure. The problem is, it is just a liability for all of the home owners. Currently the liability is shared by 8 HOA associations. For the Master Association to be dissolved, some entity would need to assume the liability of maintaining the cart path. Currently, all HOA's pay \$4.65 per year per home to the MA. Currently the MA has \$46,500 in reserve assets.

The sealcoat for the HOA's roads can be done in the fall. Jim is still working on coordinating this perhaps with other HOAs. It was suggested that the gates should be closed for the day as well to deter vandals. However, since the vandalization is done at night, having the gates closed in the day would not help.

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

We have had the west side of Abrego sprayed for pre-emergent and I also had them add some weed killer.

We replanted 10 donated plants. We still have three Palm pups that we need to plant as well as some paddles cactus. I have the paddle Cactus, we're going to grow them a little bit more before we plant them.

For the last half of May, we are going to be concentrating on Chip Shot and the Aurora. I am hoping to get the rest of the cactus overgrowth taking care of this month. We have been using only two landscapers this month as one had a medical emergency due to a car accident and has not returned to work yet.

We had a discussion in my last Landscaping committee meeting in regards to the drafting of a long-term Landscaping plan. Hope to draft one out in our July meeting.

Agenda Item - Regarding Tree Trimming

I also wanted to provide the information regarding the trimming of trees in the common area as far as cost and impact to budget. We currently have dump fees that are included in our budget planning. Less the three dead trees last year, this has more than covered the normal maintenance of trees for the common areas.
, this has more than covered the normal maintenance of trees for the common areas.

ARC/Compliance- Abe Gilman- Abe reminded one homeowner about not exceeding the amount of flags allowed. Gutter requests were approved. Abe would like to remind homeowners to pick up the HOA color palate from him to select the paint color/s before

they submit their form for house painting to be approved. It was suggested that Rob could send out an e blast to this effect.

Legal Affairs- Rita Collier: none- absent

Unfinished Business:

- a. A Frame Message Board Update- Jim had an idea to attach white boards to the used A frames Rita donated.
- b. Golf Course Maintenance on Links Property- Mike Cochran said he instructed the new workers not to go through the HOA's property.

New Business:

- a. The Santa Rita Springs Master Association- See Facilities Report
- b. Yard Maintenance/ Tree Trimming- Abe talked about overgrown trees on homeowner's property. Homeowners need to be diligent about trimming their plants/trees to not encroach their neighbor's property/and or the common area. He wanted people to be aware that palm trees need to be trimmed to prevent falling leaves etc. Abe recommended other trees to be laced. This is when the middle part of the tree's greenery is thinned out, and the sky shows through. This procedure benefits the tree to limit its growth, keeps pests away, and it's easier to check the health of the tree.

Adjournment: The meeting was adjourned at 4:10PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

April 17, 2023

Minutes

The Links Board of Directors met at 3:00PM on Monday, April 17, 2023 at the Abrego South GVR Center. Board members present were Michael Malenfant, Mike Peters, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, and Deb McPartland.

Board member Abe Gilman was absent.

Home owner present was Jim Jeffreys.

The March 20, 2023 minutes were previously approved.

Treasurer's Report- Lanny Voight: The March expenses were \$1,123.56 and income was \$29.96. The Total Reserves were \$104,418.63 and Total Assets were \$284,666.39.

A motion was made by Deb McPartland, seconded by Mike Peters, and unanimously passed to approve March's budget report.

Since The Links' total assets exceed the bank's \$250,000 insured limit, Lanny may enlist Phil Betzel assistance in looking for another bank to transfer HOA's funds so they are FDIC insured. The Board will be reviewing the Reserve Funds procedures. There is a spreadsheet that was created to act as a guide to assist the Board when making budget decisions. Lanny will send out copies to the whole Board for them to review. Board members can send Lanny any comments about the spreadsheet. In the Fall, the Board will review the budget as well as the spreadsheet and decide if more money needs to be put into the Reserve Fund.

President's Comments- Michael Malenfant: Mike said that the Board should know The Link's governing documents.

Vice President's Report- Mike Peters: Mike P. is unable to attend this month's GVC meeting. Since no one volunteered to attend the meeting in his place, we will wait for the GVC's emailed report.

Secretary's Report- Laurie Petrillo: Board meetings will be held at Abrego South in May and September. There are no meetings during the summer months. Committee Chairs are asked to send monthly summer reports to her. She has been in contact with Autumn from Waste Management. Laurie will discuss bulk pickup options with her. Deb feels a dumpster would be useful for landscaping debris.

Member Forum: Jim Jeffries want to discuss house painting colors with Abe, but will need to contact him. Laurie reminded Jim not to start work on painting the outside of his house until he receives approval from the ARC Committee.

Physical Facilities- Jim West: There has been more damage being done to the gates. Jim will be ordering camera surveillance signs. Hopefully, this will deter people from doing further damage. Seal coating will not be done during the summer since the coating dries too quickly in the heat. He said house painting should also be done in cooler weather.

Landscape- Deb McPartland- “We found four leaks in our irrigation system last Thursday. These have been repaired and did take a little bit of time and so the cleanup on the west side of Abrego was not completed. Should be completed this week. I have asked Felix to respray the west side of Abrego. This was supposed to have happened last Thursday, however it was a very, very windy. Anticipated that it will be done this week. We are also going to be planting donated plants this week as well as a new tree in the common area on Fade and Wedge. Now that the weather has improved Lanny and I will be looking closer at the erosion that's impacting our HOA. I do have a question in regards to what is the goal of the exploration for the HOA. We have spoken with the general manager of the golf course, they're pretty much at a standstill due costs and lack of ownership from the state. We have been told that the Pecan Orchards have a grandfathered right to protect their orchards. So there's work occurring on their side of the river. Are we looking to see if there are other people in Green Valley that are looking at the same issue and joining forces? Just looking for some direction here.”

Four houses on Greenside are part of the erosion problem, starting with Virginia Gengler's house. Rita said this will affect the disclosure documents if selling the house. Are all four homeowners aware of this erosion situation? Would an opinion piece to the editor of the newspaper help?

Lanny asked Deb to find out if Felix would be okay to have landscaping payments be made by electronic checks.

ARC/Compliance- Abe Gilman- absent- no report

Legal Affairs- Rita Collier: There has been a lot of fraud selling land by people who do not own that property.

Unfinished Business:

- a. The Legends' Funds Access Process- Lanny reviewed the Legends' process and made a draft for one for our HOA. The Board was asked to review the draft and further discussion will be held next month.

New Business:

- a. GVC Meeting Substitute- See Vice President Report above
- b. Golf Course Maintenance on Links Property- Mike M. said there have been golf course maintenance trucks using our HOA property to go on and off the golf course. Laurie said she saw one on Wedgeway also. Mike M. will discuss this with Mike Cochran from the golf course. The Fairways is still using our property to access the golf course as well.
- c. Communications Report- Laurie gave Rob's report- There are 4 houses for sale in our HOA. One is under contract, and he has been in communication with the title company. The draft version of the new website will be ready for viewing in May.

Adjournment: The meeting was adjourned at 3:35PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA Board Minutes

March 20, 2023

GVR Abrego South

1. Roll Call: Mike Malenfant, Jim West, Rita Collier, Deb McPartland, Lanny Voight, Mike Peters, Abe Gillman. Not present: Laurie Petrillo

2. Call to Order: meeting started at 2:58pm.

3. Treasurer's Report: Lanny reported that he resent January Financials out to the board as there was a missing entry for the Taxes. This payment had been passed back and forth between AZ State and HOA. Now paid and reflected correctly in January Financials. February Financials show no surprises. Lanny also reported that we have too much money in the Money Market account. We need to move money into CDs once we have finalize 2023 roadway repairs.

Motion to accept the Treasure's report made by Mike Peters, 2nd by Deb McPartland. All approved.

4. President's Comments – Mike didn't have any comments.

5. Secretary's Report: Laurie is out.

6. GVC Report- Mike Peters- Steve Christy of the Pima County Board of Supervisors reported that the Campbell AV extension from Whitehouse Canyon Rd to Sahuarita Rd has been approved by Pima County but is still awaiting approval from Sahuarita.

There is a 6 month lease for a Hospitality House on Drexel Rd for illegal immigrants providing health and humanitarian resources to approximately 1400 – 1800 migrants per day.

Bags will be provided by GVC to prevent littering. The ADOT Littering Hotline is: 877-354-8837.

Fire Chief Chuck Wonder said that the rattlesnake season is now going on and the Fire Corp will come an pick them up for relocation. The snake line phone is: 520-629-9200. You are requested to safely keep an eye on it until they get there, normally within 10 minutes. They normally pick up over 1000 per month during May and June.

Fire season has already started so stay hydrated and keep your phone charged if hiking.

The Pima County Sherriff's Dept made 300 traffic stops and 2 DUI's in February. The latest scam is about churches.

Pima County Maintenance Operations Division Manager gave a report on the steps to take to dedicate the right of way and maintenance of private roads to Pima County. No HOA has done this in the last 10 years and it did not sound like anything we would like to do either. First of all our roads would need to be brought up to their standards. A 50-60 foot right of way width may be required for local residential roads. The speed limit would have to be increased to 25 mph to match the county speed limit for residential roads. The gates would have to be removed – we would no longer have a gated community and roads would have to be paved to meet county requirements.

7. Member Forum: Chuck and Laura Callejon attended. Wanted to attend to catch up on HOA, haven't attended meeting for a while. Chuck commented that he felt the HOA was ran well. And will be painting their home this year (may be next) looking for color information.

8. Landscaping: Deb reported that Abe has place new coyote breeding screens up. They are made from a fencing material that can be easily removed during Monsoon season. Due to pre-emergent treatments on Abrego last year, we have less weeds and should not have to spend funds on additional weed killing this spring. Cactus and trees clean up on Chipshot is about half done. Bushes along Abrego have been trimmed. Lanny had mentioned that there were 3 piles of weeds left around the Fade Dr. corner mailboxes. Deb noted that she left them there for landscapers to pick. She will get them removed. Lanny also noted that Bud Montgomery had sprayed Round Up around the East Gate.

Lanny and Deb will looking deeper in the Erosion issue that exits on the Greenside Place side of our HOA.

9. Physical Facilities: report by Jim West.

East Gate - The east gate was forced open, causing damage to the gate. The gate will be left open until Alltech can send someone out to service it.

Seal Coating roadways

Benefits of seal coating

- Ascetics
- Minor crack sealing
- The hot desert sun will eventually burn off the applied emulsion. If the roadway is not seal, the hot sun will burn off the emulsion in the original asphalt. The asphalt will deteriorate faster and become more brittle.

In the past, we have always seal coated during the summer months. This is not the best time to seal coat because the sealant dries too fast and doesn't get a chance to soak into the hairline cracks or to adhere properly. The best time is when the temperatures are between 55 and 70 degrees. If we seal coat the roadways, it takes 24 to 30 hours to dry.

I feel very comfortable knowing that we have made big steps in preserving our roadways by crack sealing. Now I would like to make a motion that we seal coat our roadways, based on getting 3 estimates. I do have a current estimate for \$25,000.00 for seal coating.

*It was pointed out that we have Seal Coat in our 2023 budget so we do not need to make motion.

Before we start getting bids, I would like to coordinate it with The Legends, and Sunrise Point. I would like to see if we can negotiate road work together.

GVC Meeting regarding private roads to county maintained roads

I attended the GVC meeting where they had county representatives to discuss converting private roadways into county maintained roadways. Trying to do this would be very costly for the HOA and there would be no benefit for us. There are numerous reasons why not to do it.

10. ARC Compliance: Abe reported he had received a request for Golf Ball fence to built at 11 feet. There is currently a bush that is taller than 11ft which is blocking neighbor view. Abe made an on sight review and determine that the fence will blend in with the exiting fences and improve the neighbor's view. Abe checked with neighbors and all agree. Fence was approved.

Abe has begun to receive house painting requests and has found not having an available paint palate for the homeowners to choose from is making these approvals difficult. He would like to implement an approved paint palate and make if available at Dunn Edwards. According to Dunn Edwards we are the only HOA that doesn't have a palate available.

Abe will be addressing a "construction truck" that belongs to a guest on Greenside Place and trailer on Fade Dr. that both need to be removed.

11. Legal Affairs: Rita reported that there is going to be a change in the Disclosure document that a seller is required to provide when selling their property. It is going from 6 pages to 9 pages. Specifically for our HOA, the erosion issue may become a condition that may have to be reported on a Disclosure statement. This could impact the values on Greenside.

The legal team that has been providing classes for the HOAs will no longer providing these.

12. Unfinished Business –

Bulk Garbage Pickup: need to contact WM, find-out if we can get a dumpster instead of having individual pickups.

Communication "A" signs: Rita donated old Open House signs that need painted. Rita donated \$25 for paint. Abe says he will paint them.

Review of Legends Procedure for Accessing HOA Funds: discussion tabled until next meeting.

13. New Business:

Should there be an additional sign on the gates stating that there is video surveillance is in place to stop folks from forcing the gates open.

Adjourned at 4:00pm.

Submitted by Deb McPartland

The Links HOA Board Minutes

February 20, 2023

GVR Abrego South

1. Roll Call: Laurie Petrillo, Virginia Gengler, Deb McPartland, Lanny Voight, Mike Peters, Abe Gillman. Not present: Mike Malenfant, Jim West, Rita Collier

2. Call to Order: meeting started at 3:00pm.

3. Treasurer's Report: Virginia report that all 2023 annual dues have been paid, including two late fees. Virginia also stated that she is leaving the Board effective today due to personnel obligations and she feels she would not be able to devote time to HOA Board activities and responsibilities. She had sent out prior to the meeting the January 2023 Financials.

Motion to accept the Treasure's report made by Lanny Voight, 2nd by Mike Peters. All approved.

4. Secretary's Report: Laurie is missing about 10 age verification forms but there were enough forms returned to meet the 55 and over age requirement. She and Rob are updating the contact list information on the The Links webpage.

5. Member Forum: Carmen Peters asked about the community garage sale. Laurie responded that it will be in April.

6. Landscaping: Deb reported that they are focusing on the area between the 4th fairway and Chip Shot along with the crew from the golf course. There is an area of cactus that is overgrown with rodents that is being worked on. Also, the golf course will be spraying weed killer over the entire area at their cost. Lastly, she reported that both gate area plants have been trimmed.

7. Physical Facilities: report by Jim West.

Roadways The crack sealing has been complete for all roads. A committee that includes representatives from the Legends, Sunrise Point, and the Links HOA. The group will work together to find the best ways to maintain our roadways and hopefully have more bargaining power when it comes to the negotiating of work on our roadways. I would like to hold off on seal coating the roadways, until I see what direction that the committee will take. West Gate We are having an intermittent problem with the West Gate not opening when using the code. Alltech could not communicate with the unit. They said that the problem is with the phone system. Alltech inspected the system on Friday and it started working and communicating like it should. On Sunday the gate no longer worked. I opened the gate manually and blocked it open. I will call Alltech Monday morning. I want to thank Deb McPartland and John Rothstein for delivering the papers. A Frame Message Boards Rita Collier has donated three A-Frame sign boards. These are old real estate sale signs. These signs will be used for communicating to the residence. The boards need painting and other work. Rita has donated \$25.00 for this work.

8. ARC Compliance: Lanny reported no issues or problems.

9. Legal Affairs: no report.

10. Unfinished Business – seal coating; see Jim report.

11. New Business:

a. 2023 Board Positions: Mike Malenfant – President, Mike Peters – Vice President, Laurie Petrillo – Secretary, Lanny Voight – Treasurer, Rita Collier – Legal Affairs, Jim West – Physical Facilities, Abe Gillman – ARC & Compliance.

b. Bulk Garbage Pickup: need to contact WM, find-out if we can get a dumpster instead of having individual pickups.

c. Coyote Breeding Screens: Deb will look into. Abe and Lanny offered to assist.

d. Communication “A” signs: Rita donated old Open House signs that need painted. Rita donated \$25 for paint. Abe says he will paint them.

e. Review of Legends Procedure for Accessing HOA Funds: discussion tabled until next meeting.

f. GVC Report- Mike Peters-Pima County supervisor Steve Christy wants to find a way for Pima County to receive info on emergency spills on our roads and railroads. Currently neither the railroads nor the feds are required to provide info to state or local officials concerning which types of hazardous materials are being hauled on our roads and railroads. Sheriff Chris Nanos wants a new adult detention center for Pima County since the old one is 40 years old and falling apart. Maintenance is very expensive. He proposes either a tax increase or sales tax increase to pay for it.

The sheriff’s dept. has checked speeding on La Canada for 2 weeks in January and found that 27% of speeders are exceeding 10mph over the limit. Consequently they will be increasing patrols and issuing more tickets for speeding.

The Sahuarita mayor said that flashing lights will be installed at Quail Crossing Blvd. and the new road to Walmart soon. They are also looking into adding a left turn lane at the new road and Duval Mine Rd. Also, the water sale of FICO water is complete.

Money is now available for Pima County road improvement starting soon. A DOT rep will be at the next meeting to explain the process of the county taking over maintenance of private roads as county maintained roads.

There is no info yet available on the hospital yet.

Adjourned at 4:00pm.

Submitted by Lanny Voight

The Links HOA

January 16, 2023

Minutes

The Links Board of Directors met at 3:00PM on Monday, January 16, 2023, at Abrego South GVR Center. Board members present were Michael Malenfant, Laurie Petrillo, Jim West, Lanny Voight, Rita Collier, and Mike Peters.

Deb McPartland and Virginia Gengler were absent.

HOA homeowners attending- Carmen Peters, Bruce Palese, and Bud Montgomery

Treasurer's Report- Virginia Gengler: Virginia previously submitted the December 2022 budget. Lanny met with Virginia, so he would be able to present her report to the Board. The December expenses were \$18,107.30 and income was \$26.61. The Total Reserves were \$103,694.19 and Total Assets were \$270,466.58.

A motion was made by Mike Malefant and seconded by Rita Collier to approve the treasurer's December budget report. The motion was approved.

Based on how much will be needed for the road repairs, Virginia will be looking to move some of the money market funds into more interest-bearing CDs. The Board was concerned over how overbudget Landscaping was for 2022. Next month, the Board will work with Deb to find ways to keep to her 2023 budget.

President's Comments- Michael Malenfant: It was discovered that our website was not password protected. There was an old version of our website online. That has been removed, and the present website has been secured. GVC is offering various seminars on issues such as pending water restrictions, vendors and contracts, and legal updates.

Vice President's Report- Since Bruce Bushey has resigned, the Board is currently searching for his replacement. Rob Petrillo will send out a blast looking for a volunteer to take this position. The main task of the vice president is to run the board meeting if the president is unable to be there.

Secretary's Report- Laurie Petrillo: Laurie apologized for the delay in the last few minutes due to eye surgeries. Deb has asked that an addition be made to the Landscaping part of the November minutes explaining why she was over budget.

Mike Malenfant made a motion to approve the amended November minutes, it was seconded by Lanny Voight, and the minutes were approved.

57 Age Verifications have been returned so far. The meetings from February until April will be in Abrego South.

Member Forum: Bruce Palese wanted to find out what was happening about the road repair.

Physical Facilities- Jim West: Jim gave this report-The roadway committee which includes Lanny Voight, Bruce Magnusson, Michael Peters and myself met to discuss the 4 quotes that were received for crack sealing and a plan for moving forward. The complete HOA board was invited. The quotes ranged from \$13,500 to \$25,000. It was decided to go with Seal Right Specialties for \$13,500. I called the estimator and complained that his estimate included a cost for mobilization of equipment and material for both East and West side. He agreed to reduce the cost to \$13,000. Seal Right Specialist is a company that does crack sealing, seal coating, and chip sealing. They do not replace roadways. Tom Hamilton the estimator said that they did the first seal coating on the Links HOA before there were any cracks. The roadway committee would like to discuss seal coating of the roadway. In the past, this has been done every five years. This process is mostly cosmetic, but there is some added benefit to seal coating. Seal coating will give the roadways a nice black new look to the roadways and will seal smaller cracks and alligator cracks. If you look at our roadways, they are turning very gray looking. The cost of sealing our roadways will be about \$25,000. I would like to make a motion that we seal coat all the roadways in the Links. A burnt out street light on the north end of Greenside has been reported. TEP has been notified. I have not been informed if it has been fixed. Reminder message This is a reminder of the work to be done on Tuesday and Wednesday January 24th and 25th. The Links roadways will be crack sealed. The work will begin at 8:00 am on Greenside Place. Once Greenside is complete, the workers will begin on the West side of the Links. No cars will be allowed to park on the roadways. If you want to stage their cars on Abrego, volunteers are available for transporting residents to and from their vehicles via golf carts. The golf cart volunteers are Deb McPartland 503 780 1092 and Chuck Callejon 408 334 8759. Chuck has asked to receive requests via text messages. **If there are any problems or concerns, contact Jim West 262 853 5523.**

Jim will give Laurie the 4 quotes to keep on file. Jim expressed his wanting to also do the seal coat in the summer mainly to make the roads look better. Bruce P. thought it would be wiser to save the seal coat money to put towards future road replacement. Mike M. thought the Board could discuss this at a later date (since the work would be done in the summer.) Mike M. said if cars were parking on Abrego to remove all ID from the car.

Landscape- Deb McPartland: Deb submitted the following report-

“The Backflow inspection has been completed. The cost has increased from last year's inspection from \$170 to \$190. I will earmark \$20 of our 2023 Landscaping budget for to cover a possible increase for this year's inspection.

The second pre-emergent has been completed. It was delayed due to weather and a broken pump. We received 5 plants from our homeowners that have replanted on the west side replacing plants that have died or been eaten by javelins.

I am hoping to walk the river/golf course before the end of the month to provide the board with an overview of the impact of the river erosion.”

The Santa Cruz River has moved from being 195 feet to 50 feet away from some of the houses on Greenside. In some areas it is undercutting the land. Help is needed, but it is not known at the moment who owns the land, Pima County? The federal government? Rita said this was an item a homeowner would have to disclose to future potential owners, effecting the home's selling price.

ARC/Compliance- Lanny Voight – There are number of houses requesting painting or window replacements.

Legal Affairs- Rita Collier: Rita officially registered our HOA dues as \$510.

Unfinished Business:

- a. Road Repair Details- See Facilities Report
- b. Annual Meeting Agenda and Schedule- The Annual Meeting/Potato Bake will start at 4:30. The Board Meeting will be at 5:00. Dinner will be at 6:00 and the speaker will present while the homeowners are eating. One copy of the agenda and annual budget would be put on each table, and Rob would send them out as well in an eblast.
- c. Vice President Replacement- see Vice President's Report
- d. GVC Member Replacement- It was asked if Mike P. would be interested in becoming The Links GVC representative. Mike M. will send him information about this job.

New Business:

- a. WM Bulk Pick Up- This item will be moved for discussion till next month when Deb is at the board meeting to determine if she would want it for major spring pruning to save on landscapers' dump fees.
- b. West Side Christmas Decorating Committee Volunteers- Laurie suggested changing the name of the committee to Holiday Decorating Committee to be non-

specific in religion. The Board agreed. Rob will send out a blast when it is closer to the holidays for volunteers.

- c. Safeguarding the Links' Treasury from Money Scams- Mike M. felt "there was a need for a procedure for when additional approvals are needed when estimates are received that exceed what was allotted in the reserve spread sheet." Mike will into The Legends procedure and the Board will review it at a future meeting. If a treasurer receives a request for funds, he/she would need to verify that the request is legitimate.

Adjournment: The meeting was adjourned at 3:45 PM.

Respectfully Submitted,

Laurie Petrillo, Secretary