

Links HOA Annual Meeting January 25, 2017 MINUTES

The Links Home Owners Association met in the Fiesta Room at Santa Rita Springs Recreation Center in Green Valley, Arizona, on Wednesday, January 25, 2017. Forty-one members attended the meeting.

The meeting was called to order by President Tom Sparby at 9:00 AM.

Nomination Chairman Carole Blazick announced that we had a quorum present for this meeting. **The Minutes from the January 20, 2016, Annual Meeting had been approved as written.**

President Tom Sparby welcomed the members and praised the Board for the dedication they had shown even though there were a few “bumps in the road” last spring. The Links’ finances are in good order (he chaired the Audit Committee) and offered to help where needed in the future since his term is ending.

Vice President Lowell Gerdes complimented the Board and volunteers.

Treasurer Michael Clemens reported the annual expenses totaled \$41,540.38 and the budgeted expense was \$44,030.00. The actual income for 2016 was \$45,288.20, higher than the \$ 44,030.00 budgeted due to the new home transfer fees. Total assets for the year ending December 31, 2016, are \$208,980.32.

A. Member Robert Hawk suggested the excess funds could be returned to the members. The Treasurer assured him that his suggestions were always discussed and the Board was unanimous in agreement that we should continue to put any extra funds into the Reserves because none of us wanted to have an unforeseen expense come up that would make an assessment to each member necessary.

B. The Long Range Plan schedule was handed out to members. It covers the expected costs of future street repairs, paving and sealing and landscaping needs and covers a 5 year plan that can be adjusted as needed. The Reserve Fund is healthy but as the cost of services rise any uncommitted funds will be added to the Reserves to keep our HOA in a good financial state.

C. Several questions and comments from the members were addressed about the cracks in the streets. They will be repaired next year. A hole in pavement on Greenside Place will be checked.

Secretary Pat Vincent thanked all the Board members, Committee Chairs and HOA members for their contributions this past year including: Bruce Magnuson and Tom Sullivan who have served on the ARC Committee with Michael Clemens; Hank Gliden who takes care of any Buffle Grass; Norbert Bizek who is always available to help where ever he may be needed; Audit Committee Tom Sparby and Bruce Magnuson; Web Manager Ron Perlman and Communications Chair Carmen Scarlott for keeping our membership up to date; Jan Manning, our Phone Tree volunteer; Neighborhood Watch volunteers Carole Blazick and Carmen Scarlott; Christmas Decorating volunteers Elton and Phyllis Zuelke, Larry and Pam Petersen, Roger and Sharon Keel and Tim and Janie Perkins; Nominating Chairman Carole Blazick; retiring Social Committee members Judy Miller and Carmen Scarlott and a very special thanks to Mary Betzel and Kathy Malenfant for taking this committee’s activities over.

Legal Affairs Chairman Mike Malenfant explained the new Bylaws were approved in 2016, and they removed the term limits for Board members.

Landscaping Committee Chairman Bruce Palese reviewed the written report attached to the Annual Meeting Agendas. The refresh project on the east gates should start soon and will take four to six weeks to complete. Several saguaro cactus have died and other cacti are being separated and replanted in other areas. He reminded members the back walls are the homeowners responsibility and suggested everyone check their walls to be sure the water from their sprinkling systems is not hitting the wall and weakening it. Water lines have been noticed on a number of walls and indicates a possible problem. He

also asked absentee homeowners to have someone maintain their yards and the plants that grow over their walls into the commons areas. Landscape Committee members are always needed and welcome. John Ally said he has a small saguaro in his yard that needs to be moved and offered it to the Landscape Committee to plant in the commons area. All members were asked to let Bruce know if they were planning to remove any plantings – he may want to use them in the commons areas as well. Several members are having pack rat, squirrel and marmot activity in their yards. Pack rat traps are set in the commons area but varmint activities in yards are the homeowners responsibility. Compliments about the landscaping improvements were given by several members.

Physical Facilities Chairman Gerald Vigoren discussed the recent gate repairs and the Waste Management contract. Waste Management will be supplying new containers and the pick-up schedule for holidays is posted on their web site. Road reflectors are needed in the streets to mark the recently replaced fire hydrant on Fade. He explained that the small flags and markings are marking gas lines and Southwest Gas Company hopes to have any repairs finished by summer.

Architectural Review Committee Chairman Michael Clemens said all of the HOA members have been very cooperative about complying with the rules. New members are reminded to read their CC&Rs and to call ARC if any out side changes are planned. A form and written approval is needed to be in compliance.

Communications Chairman Carmen Scarlott was absent but sent several comments to remind members to let her know of any phone number, email or address changes they make. The fire department will install a key box to store a spare key in case of an emergency.

Election of Board Members Carole Blazick, Nomination Committee Chair, reported two new Board Members, Lanny Voight and Blaine Grone were elected by an “overwhelming popular vote”.

There was no Unfinished Business and no New Business.

Member Comments:

A. Sue Kamphuis asked if there was a speed limit for our streets. Mike Malenfant said it would be 25 MPH but that was unenforceable because our streets are privately owned by the HOA.

B. Tom Sparby said he was very pleased with the Board’s decision to publish the Minutes and Agendas in a monthly email blast as well as on the website and communication boards. We are seeing more members at the monthly meetings as a result.

The meeting was adjourned at 10:30 AM.

Respectfully Submitted,

Patricia Vincent, Secretary