

January 24, 2018
Links HOA Annual Meeting
MINUTES

The Links Home Owners Association met in the Anza Room at Santa Rita Springs Recreation Center in Green Valley, Arizona, on Wednesday, January 24, 2017

. Thirty-three members attended the meeting.

The meeting was called to order by President Michael Malenfant at 1:00 PM.

The Minutes from the January 25, 2017, Annual Meeting had been approved as written.

President Michael Malenfant welcomed the members and outlined the goals this board has set for the coming year which include revising some of the current HOA parking, ARC, landscaping and communications guidelines and writing a Code of Conduct for Board Members.

Vice President Blaine Grone had nothing additional to report.

Treasurer Michael Clemens announced all the 2018 HOA dues have been received and our association is in good financial health. Eight homes were sold in the past year and he welcomed the new homeowners who attended the meeting. The expenses for 2017 totaled \$52,542,40, and the budgeted expense was \$46,758.00. The actual income for 2017 was \$60,707.58, and the budgeted income was \$49,630.00. Total assets for the year ending December 31, 2017, are \$243,278.20.

B. The Long-Range Plan/Reserves Spread Sheet was explained and copies are available to members. It looks at expected Reserve expenditures out to the year 2051. The Reserve Fund is healthy but as the cost of services rise any uncommitted funds will be added to keep our HOA in a good financial state.

C. He has taken over the Links website management from Ron Perlman who served in that position for a number of years. The newest membership roster is available at www.thelinkshoa.org and the password to access the website is **thelinksz**.

Secretary Pat Vincent thanked all the Board members, Committee Chairs and HOA members for their contributions this past year including: Karen West, Tom Sparby and Tom Sullivan who have served on the ARC Committee with Lanny Voight; Hank Gliden who takes care of any Buffle Grass; Audit Committee Tom Sparby, Bruce Magnuson and Ron Perlman; 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; and Social Committee members Mary Betzel and Kathy Malenfant. She thanked Rita Collier for volunteering to serve on the Board, and encouraged members

Legal Affairs Chairman Michael Malenfant explained the Bylaws, approved in 2016, removed the term limits for Board members.

Landscaping Committee Chairman Bruce Palese reported the decision to increase maintenance hours from 8 to 10 has made a difference with projects being completed each week rather than extending over several weeks and has allowed better weed control; the Greenside entrance Refresh was completed in June and in budget; Greens water management along Abrego was addressed but may need additional work to take care of the problem of standing water and the landscape budget will be managed to have monies for that area at the end of 2018; pack rat activity has been significantly reduced; weeds along Greenside required more frequent trimming last summer and will be closely monitored this year and cooperation from the golf course will help; the commons area at the end of Chipshot had extensive tree maintenance from monsoon storm damage; enough money was accumulated in the 2017 landscape budget to Refresh three more areas along Wedgeway and work has been completed; reserve monies will refresh two more areas by May 2018, with the remaining refresh areas to be completed over three or four years; during the winter they will be removing excess plants through-out the HOA and barrel cactus will be replanted in open areas; many backyard walls have been identified as having water damage and will be brought to the owners attention; the 2018 Landscape contract was renew with no monetary increase and Dave Morales and his crew were thanked for the excellent service they provide our HOA.

Physical Facilities Chairman Gerald Vigoren discussed the Waste Management contract he and Carmen Scarlott worked so hard to have that company agree to supply the new containers in the size each homeowner requested. He was pleased with the recent street paving went so well despite the short notice and thanked the members who offered their golf carts to assist those who needed transportation to and from their parked cars. A larger storage unit has been rented and he thanked Norm Popp and Norbert Bisek for assisting with the move. Plastic storage bins have been purchased for the Christmas decorations.

Architectural Review Committee Chair Lanny Voight thanked his committee members Karen West, Tom Sparby and Tom Sullivan. There have been some challenges this year. Revising the HOA Parking and Design Guidelines will be helpful to everyone. New members are reminded to read their CC&Rs and to call ARC if any outside changes are planned. A form and written approval is required to be in compliance. The forms are available from an ARC committee member or can be down-loaded from The Links' website.

Communications Chairman Carmen Scarlott was absent but sent several comments to remind members to let her know of any changes in phone number, email or address.

Nominating Committee Chair Carole Blazick Nomination Committee Chair, reported Michael Clemens, Michael Malenfant, Bruce Palese, Carmen Scarlott, Gerald Vigoren and Rita Collier were elected to two-year terms.

There was no Unfinished Business

New Business:

A. The 1999 Design Guidelines will be reviewed and revised and used as the template for the new "community standards" in the HOA Guidelines. They had been replaced by the current HOA Guidelines and we will be asking for member input as this is done.

B. The Federal Communications Commission antenna requirements need to be updated and revised in our CC&Rs. More homeowners are expected to "cut the cord" as cable prices increase. Fred Bader offered to assist in in this portion of the revision.

Member Comments:

A. Janie Perkins asked if the rental fee for the larger storage unit had increased and if the cost was reflected in the 2018 Budget. Michael Clemens explained that the fee increase annually would be \$165 and that would not affect the budget.

B. Gerald Vigoren thanked Michael Clemens for repairing the little wall at the west gates.

C. Lowell Gerdes said he had noticed the blue reflectors had not been replaced at the fire hydrants after the streets were resealed. Gerald Vigoren will contact ACE Paving to remind them this needs to be done.

The meeting was adjourned at 1:40 PM.

The elections of officers immediately followed.

Respectfully Submitted,

Patricia Vincent, Secretary