

The Links HOA

November 18, 2024

Minutes:

The Links board of Directors met at 3 PM on Monday, November 18, 2024 at the Abrego South GVR Center.

Call to Order: Board Members Present were Laurie Petrillo, Lanny Voight, Jim West, Ed Peterson, Deb McPartland, Larry Robertson, Rita Collier, Thomas Conner. Bud Montgomery was absent.

No Home owners were present.

President's Comments: Laurie Petrillo told the board that the Annual Meeting and potato bake will be held on February 8th at The Springs 5 PM

Approval of October's Minutes Lanny made a motion to approve minutes, Rita Collier seconded. The minutes were then unanimously approved..

Treasurer's Report: Lanny Voight The October expense was \$2,740.53 and income was \$1.76. Total reserves were \$194,408.83 and total assets were \$232,828.60. A motion was made by Larry to accept Treasurer's report, seconded by Ed. Motion was passed unanimously.

Vice President's Report Larry has passed all communication from Green Valley Council to all members of the board.

Landscaping Report: Deb McPartland Tree's are getting trimmed. Seems to be a water leak due to the increased water bill. It was suggested we turn off the water to verify the bill is correct. Then walk the water line to find the leak at a later time. Deb recommends we go with Points West for our new Landscape contract due to the age of the employee's of our previous company and the fact they are not as responsive as in the past.

Deb left the meeting @ 3:40 PM

Physical Facilities: Jim West Keypads were replaced at both gates. Jim West is resigning his position due to health reasons.

ARC Compliance Ed stated that all issues were resolved quickly..

Legal Affairs Rita noted that many HOA's in Green Valley are raising due's. She suggested that we raise the transfer fee's to \$450.00. Also that we charge an expedited fee of \$100.00 for quick sales.

Member Forum No home owners present.

2025 Budget Landscape costs for the next year increase \$10,000. Pima County Tax doubled since last year. Arizona Taxes have increased. Water bill has increased .

Motion was put in front of the board should the Links HOA continue to belong to the Green Valley Council (GVC) by Lanny, Larry seconded. Motion to stay was approved, Rita and Lanny voted against continuing with GVC.

Motion to raise HOA dues 5% was put in front of board by Lanny, Ed seconded. Motion was passed by all except Thomas who voted against increase.

Thomas motioned to accept Points West Contract as the Links HOA new landscaping company. Larry seconded the motion. Motion was passed unanimously.

Lanny motion to approve the 2025 budget, Rita seconded the motion. Motion was passed unanimously.

Adjournment: Meeting was adjourned at 4:30 PM

Submitted

Thomas Conner, Secretary

The Links HOA

October 21, 2024

Minutes

The Links board of Directors met at 3 PM on Monday, October 21, 2024 at the Abrego South GVR Center.

Call to Order: Board Members Present were Laurie Petrillo, Lanny Voight, Jim West, Ed Peterson, Deb McPartland, Larry Robertson, Rita Collier, Thomas Conner. Bud Montgomery was absent.

Home owners present were Bruce Palese, Bettye Peterson, Rob Petrillo.

President's Comments: Laurie Petrillo asked the board to purchase a guide called Rules for Dummies, this book would be passed on to future presidents of the board. Larry motioned to approve expense, seconded by Ed, Motion passed unanimously.

Approval of September's Minutes Larry made a motion to approve minutes, Rita Collier seconded. The minutes were then unanimously passed.

Treasurer's Report: Lanny Voight The April expense was \$4295.43 and income was \$1.77. Total reserves were \$193,936.97 and total assets were \$241,011.77. A motion was made by Larry to accept Treasurer's report, seconded by Deb. Motion was passed unanimously.

Vice President's Report Larry has passed all communication from Green Valley Council to all members of the board. He will be resigning at the end of his first year term. The board decided to have his position become up for election next year in order to balance the terms of board members. Larry is concerned about the wording regarding telling home owners about the garbage contract.

Landscaping Report: Deb McPartland Water valve timers not working at both locations. Timers and valves are being replaced. Total Costs approximately \$400. Costs have increased for herbicide, dump fee's, and weed control for 2025. Deb recommends we add 12 more hours per year to help control weeds. Deb will propose landscaping budget at November meeting. Jim mentioned removing high maintenance tree's to lower costs. There are owners bushes hanging over walls, the suggestion was to have Rob post information about the responsibility of the owners to trim these bushes.

Physical Facilities: Jim West East gate key pad is malfunctioning. Alltech has been called to repair. Rob has controllers for cars that will open the gates. Jim stated that if we ask Seal Right to fix the shortcomings in the project, they would expect payments.

ARC Compliance Ed stated that all is well and in the past month there have been no issues.

Legal Affairs Rita suggested that we raise the transfer fee's to \$450.00. Also that we charge an expedited fee of \$100.00 for quick sales.

Member Forum Rob suggested that we attempt to activate the Neighborhood watch program. But the focus should be more directed to home checks. There are many walkers in the AM that could provide this assistance. Rob will post that there are now 3 positions up for election next year.

Adjournment: Meeting was adjourned at 4:45 PM

Submitted

Thomas Conner, Secretary

Meeting minutes of The Links HOA Board meeting held September 16, 2024.

1. Roll Call:

Board members present were: Laurie Petrillo-President, Larry Robertson-Vice President, Lanny Voight-Treasurer, Ed Peterson-ARC, Rita Collier-Legal.

Bud Montgomery-Landscaping was on the phone.

Deb McPartland-Landscaping alternate

Homeowners present: Mike Malenfant, Bruce Palese, Bettye Peterson

Lanny taking meeting minutes as Thomas Conner is not present.

2. Call to Order:

The meeting was called to order at 3:00pm.

3. President's Comments – Laurie Petrillo

The Board meetings will be held here at Abrego South for the remainder of 2024 as will the Halloween Party on Oct 31st.

Thank you to all Board members that sent in monthly summaries and for Deb for filling-in for Bud for landscaping tasks.

4. Secretary's Report

The May meeting minutes were emailed by Tomas; there were no changes submitted.

Larry will be abstaining from the May meeting approval voting as he did not attend the May meeting.

Lanny made a motion to approve the May meeting minutes.

Ed 2nd the motion.

All voted to approve the May minutes.

5. Treasurer's Report – Lanny Voight

The May, June, July, August financial reports were previously emailed to Board members and Lanny had each report displayed on the big screen TV.

There were no questions on any of the reports. Laurie made the motion to accept all reports, 2nd by Ed. All reports were approved.

The 2024 budget was brought-up on the screen to show what line items were over budget. Total over budget at this point is \$579.00.

Lanny also reported that the 2024 Pima County Property Tax statement had been received; the tax bill is \$472.20 higher than 2023 and will be \$454.82 over budget. Projections are that water and landscaping will also be over budget for 2024.

Over budget means that the estimate for the contribution to the reserve funds will not be met, resulting in less funds available for major future HOA expenses/projects.

Lanny then showed the current long range plan spreadsheet and there were discussions about future HOA projects such as gravel refreshing of common areas and road replacement. Further discussions are required in the future to determine funding.

Lanny then showed his proposed 2025 budget and expense estimates; showed that a 5% annual dues increase will very likely be required. The 2025 budget will need to be approved at the October HOA Board meeting.

6. Vice President's Report – Larry Robertson

7. Landscaping – Deb McPartland

Discussions regarding the irrigation/water over budget; two leaks were repaired; irrigation controllers were reset as one of them was ON resulting in continuous watering. Deb has asked for Felix Landscaping to give an estimate to replace the old irrigation controllers and the water lines as everything is original, over 20 yrs old.

Deb along with Bud had contacted Points West to get an estimate for replacing the current landscaping contractor for 2025; estimate came in considerably higher. Will likely stay with current contractor.

Bruce Palese with Deb assisting will be the landscaping chair until Bud's return in late December.

NOTE: Lanny had to leave the Board meeting at this time. The following notes are from Laurie Petrillo.

8. Physical Facilities – Jim West

Jim emailed the following prior to the Board meeting:

I am traveling, so the only access that I have is a phone. I will be returning in late September.

The mailbox area at the corner of Wedge and Fade has an area that could be a trip hazard. I filled that area with asphalt patch. If that repair is not acceptable, I will need to hire a contractor.

I have left over asphalt patch that I will most likely toss. I also have the asphalt tamper that belongs to the HOA that I have no place to store.

There was a fire hydrant reflector that was covered with road sealant. I cleaned it off.

I painted a new a frame to replace the missing one.

Jim also asked what the Board would like Anthony of Seal Right to finish-up, such as power washing the over spray, smooth out the turn around tar and fill the dip in the patched area by the West gate.

9. ARC/Compliance – Ed Peterson

Ed said he mostly has paint jobs to approve. He has had no problem with the way the political signs have been displayed.

10. Legal Affairs – Rita Collier

Rita stated that we are able to increase the transfer fee and should consider a \$50 increase to \$450 for 2025.

11. Member Forum

Nothing

12. Old Business

Mike Malenfant left the meeting before his topic of erosion issues could be discussed.

The Board agreed that new homeowners should receive a paper copy of our website address, password, who to call list, utility phone numbers, how to get a new gate clicker, garbage pickup info, and Board members.

13. New Business

The 2025 Board elections will be discussed at the October's HOA Board meeting.

14. Adjournment

The meeting was adjourned at 4:45pm.

The Links HOA

May 20, 2024

Minutes

The Links board of Directors met at 3 PM on Monday, May 20 at the Abrego South GVR Center.

Call to Order: Board Members Present were Laurie Petrillo, Lanny Voight, Jim West, Ed Peterson, Bud Montgomery, and Thomas Conner. Larry Robertson was absent.

Home owners present were Cheryl Powers, Bruce Palese, Bettye Peterson, Fred Bader, Michael Malenfant.

President's Comments: Laurie Petrillo stated that she cancelled the interim board meeting that was being called to accept the road bid. She felt that the road bid would be best discussed at a formal meeting. The board will not meet again until September.

Approval of April's Minutes Bud Montgomery made a motion to approve minutes, Lanny Voight seconded. Jim West asked that the April minutes be amended to reflect his concern that the board did not act on his recommendation to approve the bid during the April meeting. The minutes were then unanimously passed with the amended changes.

Treasurer's Report: Lanny Voight The April expense was \$3695.60 and income was \$70.03. Total reserves were \$183,153.02 and total assets were \$301,418.83.

A motion was made by Jim West to accept Treasurer's report, seconded by Bud Montgomery. Motion was passed unanimously.

Landscaping Report: Bud Montgomery: Owners window still has not been repaired from landscaper damage. It should be replaced soon. Owners are okay with the delay. Broken water line on west side, landscapers are repairing the leak. Bud will be out of town until January, Deb McMcPartland will be assisting until his return. Bruce P. mention that there is an African Sumac on the west side of Abrego that looks like it is dying. He also stated that a tree branch close to Abrego and fade that may fall into an owner's yard. Bud will look into both issues.

Physical Facilities: Jim West Provided two quotes for the repair of our roads (See attached quotes) His recommendation was to seal coat the roads using Seal Right Specialist. The quote includes patching identified alligator areas with a product called Alligator Patch. Repairing two low areas with asphalt. Then applying two 5 mil coats of seal coat. \$52,500 The second quote by Tucson Asphalt consisted of doing a slurry seal on Greenside with no patch repair, seal coat Fade and Chipshot, then 1 year later seal coat Greenside. \$55,995 then \$10,000 in 2025. This proposal was then discussed.

Motion was made to approve Seal Right Specialist quote by Jim West, Seconded by Rita Collier via absentee ballot. The motion was unanimously passed.

Jim West will be painting samples colors on the monuments and asked that we look and give our opinions.

ARC Compliance Ed stated that there were 14 applications for painting this last month. There were questions regarding how many flags and owner can fly, the board determined that 2 flags can be on one pole. Fred B. mentioned that a neighbor has too many flags and garbage cans to block open portion of the wall. Ed will look into this issue. There have been complaints of a trailer left parked on Greenside, ED has talk to the owners and the vender to no avail. The next step would be to send a registered letter to the owners stating the infraction and the possibility of a fine if this continues.

Member Forum: Mike M. ask that we determine if the HOA can enforce one vendor for garbage. The Links have a five year contract with Waste Management. Betty P. would like to know the base rate for garbage pickup. Betty brought up that it would be nice to have a welcome packet for new home buyers in the Links.

Adjournment: Meeting was adjourned at 5 PM

Submitted

Thomas Conner, Secretary

The Links HOA

April 15, 2024

Minutes

The Links board of Directors met at 3 PM on Monday, April 15 at the Abrego South GVR Center. Board Members Present were Laurie Petrillo, Larry Robertson, Lanny Voight, Jim West, Rita Collier, Ed Peterson, Bud Montgomery, and Thomas Conner.

Home owner present was Cheryl Powers

President's Comments: Laurie Petrillo commented on the value of the Green Valley Council (GVC) to HOA boards and discussed many opportunities for board members to attend. She also mentioned that GVC will be putting on a "Monsoon Madness" Forum. This will provide learning all about the monsoon and how to prepare yourself and your home for before, during, and after. It was also discussed that the Green Valley Fire Lockbox program is backlogged and may take several months before scheduling an appointment for installation.

Treasurer's Report: Lanny Voight The March expense was \$4078.62 and income was \$484.19. Total reserves were \$182,805.96 and total assets were \$304,782.68. He stated that there were no unpaid bills.

A motion was made by Jim West to accept Treasurer's report, seconded by Thomas Conner. Motion was passed unanimously.

March 2024 Minutes Motion to approve by Lanny Voight, seconded by Thomas Conner. Motion passed unanimously.

Vice President's Report: Larry Robertson will attend the next GVC meeting on Thursday April 18

Landscaping Report: Bud Montgomery: Drains are blocked at Chipshot and have been cleared. Screens that are on the drain pipes have been damaged by the Javelina's. It was suggested to just remove the screens since they were installed to prevent Coyotes from nesting in the drain pipes. Caps have been replaced on the bridge in the common area north of Greenside. Bud will be absent for 5 months and has assigned someone to take his duties while he is absent.

Physical Facilities: Jim West (See attached report) Larry recommend contacting a road Engineer to determine the best course of action to repair and maintain our roads.

A motion was made by Larry to contact a Civil Engineer to determine what services they can provide and their fee. Ed Peterson seconded. All members voted to approve except for Jim West.

A motion to approve painting bid of \$4443.00 by Ayers Painting was made by Thomas Conner, seconded by Larry Robertson and unanimously passed.

ARC Compliance: Ed Peterson discussed the repair of the wall damaged by a fallen Saguaro. The owners of the Saguaro are handling the repairs.

Legal Affairs: Rita Collier nothing to report.

Member Forum: Cheryl Powers Participated in many of the previous discussion and offered her opinions on the boards discussions.

Unfinished Business: Roads (See Physical Facilities)

Broken Window caused by landscaper's weed whacker is being replaced.

Saguaro/Wall Update (See ARC Compliance)

Monuments and Gate Repair and painting (See Physical Facilities)

New Business: Outdoor Gathering Rita Suggested a Pot Luck party at the end of September or Early October when snowbird residents have returned.

Pima County has a Dark Sky Code [city-of-tucson-pima-county-outdoor-lighting-code.pdf \(civicplus.com\)](https://www.civicplus.com/files/2018/05/city-of-tucson-pima-county-outdoor-lighting-code.pdf)

It was reported that some residents are not in compliance with this code.

Adjournment: Meeting was adjourned at 4:24 PM

Submitted

Thomas Conner, Secretary

Physical Properties Report

April 2024

Roadways

During the past month, we met and with three different asphalt suppliers. Sundland Asphalt (formally known as Ace Asphalt), Tucson Asphalt, and Seal Right Specialist. All of the board members were invited to meet with the suppliers plus key residents of the HOA that included Mike Malenfant, John Rothstein, and Bruce Magnusson.

Sundland Asphalt did not offer any estimates. They offered us several options and told us to decide on what we want to do and then ask for an estimate. The one item that they push is a process that they call a Stress Absorbing Membrane. This is a chip seal process that I do not believe would hold up in our turn around areas. They gave a rough estimate of around \$200,000 to repair bad areas and install the Stress Absorbing Membrane.

Tucson Asphalt recommended that we go with a slurry seal process. This is a process of rejuvenating an old roadway with an emulsion that is mixed with sand. The emulsion is then spread onto the roadway with squeegees. This process fills in all of the low spots. We would still need to seal coat after one year. Based on an estimate of \$6.00 to \$7.00 a square yard to slurry seal, it would cost us \$110,000 to \$120,000 to do the job. Plus we would need to cut out and replace bad areas.

Seal Right Specialist is the company that we hired last year to crack seal our roadways. We met with Anthony Ortega. We walked all of roadways with Anthony and identified 13 areas that need to be cut out and replaced. He said that we did not need to slurry seal or chip seal. He has offered to repair the 13 identified areas and apply 2 coats of high grade sealer to the entire roadway for \$32,500.00. Anthony said that this is the best time of year to do a project like this.

HA5 Holbrook Asphalt

This is a highly advertised product. Our Green Valley newspaper frequently has flyers for this product inserted in the paper. Some of our resident would like us to go with this product. It is very expensive and they do not offer repairs to the roadways. I have attached the quote and brochure that they have sent me.

Monument an Gate Painting

The Gates and Monuments need painting. Almost all of the monuments have bulge areas that are only going to get worse.

I have meet with two painting contractors, Ayers and Sunset coating. To repair stucco and repaint the monuments and gates:

Ayers	\$4,643.00
Sunset	\$7,560.00

Monument Lighting

There is a complaint that the flood light on the east gate monument was too bright. I pointed the light downward more, so that the light doesn't point as high. If that is not satisfactory we may need to replace it with a dimmer light. This light was replaced about 3 years ago. I have found a dimmer light at Home Depot for \$11.00.

Meeting minutes of The Links at Santa Rita Springs HOA Board of Directors Meeting March 18, 2024 3:00 PM *Abrego South GVR Center*

Roll Call: Board members: Laurie Petrillo, Lanny Voight, James West, Rita Collier, Ed Peterson, Larry Robertson, Bud Montgomery.

Absent: Tom Conner

Homeowners: Richard Cermak, Barbara Brooks, Laura Miller.

Call to Order: 3:00pm.

President Laurie Petrillo's comments:

Attended GVC President training workshops with area HOA Presidents roundtable discussions and Fair Housing Act presentation, changing HOA documentation, what docs do and do not need to be recorded with Pima County. The Links By-Laws are not a recorded document, just notarized; will do the same with the next revision.

Treasurer Lanny Voight's Report:

Just normal expenses for February, received one property transfer fee of \$400. Both Federal and AZ income taxes have been completed and filed. Federal liability of \$174, AZ liability of \$203. Both to be paid in April.

Laurie questioned the February water bill of \$212, which was 23% of the 2024 budget. Discussion regarding irrigation schedule; Bud to check.

Larry asked if the 2024 Budget for water accounted for a rate increase? I responded that the budget was determined in Sept 2023 and was based upon what had been spent at that time, estimated for the remainder of the year and then a small increase was added for the 2024 budget. I did not know of any water rate increase.

Motion to accept the Treasurer's report: Larry, Ed 2nd. Voted on, all agreed, report accepted.

Vice President Larry Robertson's report:

Larry read the GVC up-coming agenda and time allowed for each topic.

Laurie thanked the Board members for sending in their reports.

Landscaping Chair Bud Montgomery's report:

Crew has changed from every Thursdays to Mondays, do not know the reason.

Common grounds along Abrego to be sprayed on Wednesday for weeds.

Asked about trimming some trees on common ground at the North end of Chipshot to create access for a walking path to the area; Board agreed.

Facilities James West's report:

All of the structures at our entrances need painting. They all have bubbles where the paint is lifting. I have tried to find documentation on the colors that were used in the past. I cannot find any documentation. I have some color samples, that I would like to get approved. We need to decide if we want to do it ourselves or hire someone. These are the steps that would need to be done. Pressure wash all of the structures. Repair that damaged stucco, paint bad areas with primer paint, paint the structures.

To paint the gates: Pressure wash all of the gates, remove loose paint, grind or sand rusted areas, prime rusted areas, paint the gates. Bud mentioned that the gates appear to be rusting from the inside due to water intrusion. Needs to be addressed.

Ed stated that these were too big of jobs for residents to do, need to have it done. Jim to get estimates. Ed will send his thoughts of what is needed to be done to Jim.

Had a lot of troubles with gates this past month. We can thank Lanny for the work that he did on the East Gate phone system. We had Century Link and Alltech pointing fingers at each other and Lanny finally fixed the problem himself. The West gate had a motor overload problem because limit switch failed to signal that the gate was closed.

Jim would like to re-open discussion of having the roads chip-sealed instead of replacing Greenside and seal coating the West roads. Jim had estimates from Holbrook of approximately \$48k, Specialties Coatings (seal coat) was about \$25k. Discussion regarding life of each coating vs cost. Jim estimated chip-sealing at about \$100k for all of the roads. More discussion regarding Greenside replacement vs repairs vs coating. All Board members living on Greenside voiced opinion to replace as Greenside's condition is continuing to deteriorate and no coating is going to fix it.

Due to the cost involved, Jim wants full Board involvement with meetings with asphalt contractors. Jim will be setting-up meetings with contractors.

Larry asked about the details of the East gate phone problem. Lanny explained the details.

For the record, Jim provided details on what would be required for Pima County to take over responsibility for our roads. These include removing the gates, lose of being a gated community, a 20 foot easement on each side of the road which would be homeowner property, bringing the roads up to their standard of construction, which would likely involve reconstructing of all roads, very costly.

Incident of a homeowner draining their pool onto Fade Dr. and onto common area.

The Board interpreted the draining of a pool onto our HOA street and/or common area as not in accordance with our CC&Rs, paragraph 9.11. Larry will draft a letter that will be sent out on an e-blast stating that draining of pools is a CC&R violation. Larry made a motion that was 2nd by Ed. Voted on; all agreed.

At this time Jim had to leave the meeting.

Board and Committee Chairs Backup:

As Vice President, Larry is back-up for President. President is back-up for Treasure as President is on all the financial accounts. All other chairs need to consider who can be their back-up. To be discussed at future meeting.

ARC Ed Peterson's report:

Ed resolved an RV parking of a new homeowner in the driveway.

Laurie showed an example of a parking waiver that could be placed on a vehicle's dash. Ed would like it to be a smaller version.

Ed does not have a committee at this time and would like to have one in case of a disagreement.

Garbage Collection:

Laurie noticed that a new resident, rental house, had a Republic trash can out. She informed the tenant that we have a contract with Waste Management. Tenant agreed to change to Waste Management.

Larry questioned this as an HOA cannot dictate what trash company a homeowner to use. Discussion about the Waste Management contract and the wording in the Homeowner Guidelines implies that WM is to be used. The WM contract and the Homeowner Guidelines may need to be changed.

Insurance Coverage:

Laurie stated that in a GVC president workshop, it was mentioned that coverage for Board members spouses or others may be needed as "pillow talk" could occur that gives them Board information. Insurance coverages to be reviewed.

Fair Housing Act:

Laurie stated that the HOA must make allowances covered by the Disabilities Act and gave examples. Board agreed that the HOA must make allowances.

Member Forum:

Barbara asked if an ARC Request form was needed to remove bushes in front yard, as the Guidelines state only addition of landscaping. Lanny responded that the Guidelines state that any external changes to a house or a lot should have an ARC Request from completed. Better to have this on record than not. Barbara will complete an ARC Request form and get it to Ed.

Adjournment:

4:57pm

The Links HOA

February 19, 2024

Minutes

The Links board of Directors met at 3 PM on Monday, February 19, 2024 at the Abrego South GVR Center. Board Members Present were Laurie Petrillo, Larry Robertson, Lanny Voight, Jim West, Rita Collier, Ed Peterson, Bud Montgomery, and Thomas Conner.

Home Owners present were Bruce Palese, and John Rothstein

President's Comments: Laurie Petrillo presented the board with packets containing copies of the Links at Santa Rita Springs CC &R's, Address and Lot Number Map, The Links HOA Contact List, Long Range Plan for 2024 spreadsheet, The Links HOA "Who to Call" list, Homeowner Guidelines and Rule Enforcement Guide, Bylaws of the Links at Santa Rita Homeowners Association. Laurie then reviewed the code of conduct for all board members which was unanimously agreed.

Treasurer's Report: Lanny Voight The January expense were \$5,275.52 and income was \$\$50,479.66. Total reserves were \$182,225.63 and total assets were \$308,964.01. He proposed purchasing a \$40,000 CD but will wait until a decision is reached on road repair. Lanny made corrections to the financial report after the meeting and that the board subsequently approved those corrections. The above figures represent the new changes.

A motion was made by Ed Peterson, seconded by Larry Robertson and unanimously passed, to approve the January's budget report.

Vice President's Report: Larry Robertson discussed his assignment to attend and report upon future Green Valley Council meetings.

Secretary's Report: Thomas Conner Received all information and documents from previous secretary.

Landscaping Report: Bud Montgomery: Deb McPartland handed over all information to Bud regarding all landscape issues. Some drains are plugged on South Abrego crosswalk. Bud was given a list of Homeowners that adopt spaces within the Links common area's. (See Attached Deb's Report)

Physical Facilities: Jim West stated that both gate pillars are blistering and need painting. He ask's that we find volunteer's willing to clean and paint these pillars. There was a lengthy discussion on the status and repair of the roads. Greenside Place is in poor shape, Fade is in fair shape, Chipshot is in good shape. The board decided to have Jim West and his committee seek bids for seal coat or repair of Greenside, Fade, Wedge and Chipshot. Ed Peterson offered to be on the committee that secures bids for resurfacing our streets. This committee will look at all options to determine the best course of action to move forward.

A motion was made by Rita Collier, seconded by Larry Robertson and unanimously passed, to commit to fixing the roads this year.

ARC Compliance: Ed Peterson discussed the issue of a color palate for all homeowners. He will create an ARC committee to assist in these decisions. We then discussed the method of arbitration to resolve issues.

Legal Affairs: Rita Collier is obtaining an HOA Law Book guideline.

Member Forum: John Rothstein expressed to the board how important it is to take care of our roads. The appearance of the roads is a direct effect on the value of our property and attraction to new home buyers.

Bruce Palese expressed his concerns about the upkeep of the common area's. The river rocks need refreshing as well as the board should plan on upgrading gravel throughout the common area's. Ask that we look at replacing or adding more shrubs due to loss. He stated how this will continue to maintain the value of our properties and continue to attract new home buyers.

Unfinished Business: Seal Coating (See Physical Facilities) .

Board Reviewed Long Term Reserve Fund Schedule

New Business: Laurie Petrillo ask that all members submit a report to secretary prior to each new board meeting.

Adjournment: Meeting was adjourned at 5 PM

Submitted

Thomas Conner, Secretary

The Links HOA

January 15, 2024

Minutes

The Links Board of Directors met at 3:00PM on Monday, January 15, 2025 at the Abrego South GVR Center. Board members present were Mike Malenfant, Laurie Petrillo, Lanny Voight, Deb McPartland, and Rita Collier.

Board members Abe Gillman and Jim were absent.

Home owner present were Thomas Conner, Ed Peterson, Bud Montgomery, Cheryl Powers, and Jennifer Stowell (Landscaping Committee)

The December 18, 2023 minutes were previously approved.

Treasurer's Report- Lanny Voight: The December expenses were \$22,082.21 and income was \$2,282.27. The Total Reserves were \$181,757.54 and Total Assets were \$264,547.78. The 2023 reserve goal was met. Seven dues were not received yet. Tomorrow a late fee notice will be sent out if not received by midnight tonight.

A motion was made by Deb McPartland, seconded by Rita Collier and unanimously passed, to approve the December's budget report.

President's Comments- Mike Malenfant- Thought that the new board should look at the Reserve Funds spreadsheet, if the HOA should remain in GVC in 2025

Vice President's Report- none

Secretary's Report- Laurie Petrillo: Room reservation requests for 2024 confirmed. The board meetings until April will be at Abrego South and the Annual meeting on February 10 will be in the Anza Room at The Springs.

Member Forum: The results of the 2 persons from the same household on the board motion were asked for. The motion passed with 77% returned voting for the motion, 16% against, 6% had no vote.

Physical Facilities- Jim West's report- December was quiet month. We had trouble with the East Gate. Lanny took care of the problems.

Once the weather warms up, we will seal coat the roadways. Vendor has yet to be determined.

Gates and pillars for the gates need repair and repainting. That will be done once the weather gets a little warmer.

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

We have closed out the 2023 in fairly good shape. We have a couple more trees to trim, last week was too windy to finish that job. All the various areas are weeded and cared for. Our new tree on Fade Drive is doing well. We have also planted some new cacti on Fade Drive.

Our dump fees these were a little higher this year over last year. However, we did lose a lot of branches across the HOA.

We did have a company that is certified to move Saguaros look at the Saguaro that is leaning on the corner of Fade Drive. Unfortunately the root system is not good, so they are unable to move it or straighten it for us. Felix Landscaping will be removing it. Armando is to give me a quote for the labor and dump fee.

I am hoping that we're able to use the money that I saved in the 2023 budget to be used to pay for this. Due to staffing issues and the holidays, we weren't able to get this taken care of in December.

The backflow testing has been done for 2023. The cost did go up to \$125 per test versus \$95 that we paid last year.

I have confirmed with Green Valley Plumbing, as of this date, they anticipate that it will be \$125 per test this year. They did mention to call in May and check to see if the rate had gone up.

Action Items -

****One of the things that we need to take a look at is where Global Water replaced a water main, the ground has sunk and so now we have a low spot in our drainage.**

****I would also like to add to our next e blast to the HOA, that it is not okay to just dump river rock, landscaping materials or debris anywhere on the common areas unless they've spoken to the Landscaping chairperson and received approval.**

Most recently, a resident or landscaper dumped a fairly good size load of river rock in the drainage area at the North End of Greenside Place (down by the mailboxes) where the stairs go to the sidewalk.

When we had the full day of rain, this river rock created a dam causing the water to backup upstream. It also caused flooding into the cul-de-sac and across the walkway as rocks floated in and blocked two of the four drain pipes that take water downstream.

It took myself and one of our residents over 45 minutes to clear that area so that the water would flow. No Bueno!

ARC/Compliance- no report

Legal Affairs- Rita Collier: The real estate market is slow right now. More of the buyers are paying cash.

Unfinished Business:

- a. Election Update- Laurie Petrillo, Rita Collier, Ed Peterson, Bud Montgomery, Larry Robertson, Cheryl Powers and Tom Conner were elected to the 2024 HOA Board.
- b. Annual Meeting Final Details- A Masters Association representative will be speaking at the Annual Meeting. Rob Petrillo will do a bio review and moment of silence for Links homeowners who died in 2023. Master Association ballots will be handed out.

New Business: None

Adjournment: The meeting was adjourned at 3:54 PM.

Respectfully Submitted,

Laurie Petrillo, Secretary