

LINKS HOMEOWNERS ASSOCIATION  
Minutes of Homeowners Meeting  
July 22, 2015

Anne Gray called meeting to order at 3:05 pm.

Greg Wiggins did roll call and a quorum was present by attendance or proxy: 16 out of 23.

Last year's meeting minutes were approved unanimously.

Beautification Committee Report:

Karen Allen gave the Beautification Report. All work was forgone until next year because of the log work expense. There are plans to add a few plants to the rock garden at the entrance for additional color of red and yellow to brighten up the entrance.

Manager's Report:

Greg Wiggins gave the Manager's Report.

- Log repair was done by Holbrook Construction and was done in time despite all the rain.
- SealCo is still coming to repair the drive asphalt.
- Building 1 West window sills are being repaired and painted.
- All caulking of Building 1 West walls/doors will be completed around the rain. This work should push replacement out 5 to 10 years.
- 11LL had ceiling damage from snow/ice damming. PR will monitor if any roof work needs to be done in the future.
- PR will be doing deck sanding on Buildings 2 and 3 before they are oiled this fall.
- Buildings 2 and 3 are scheduled for oiling this fall.

Election of Directors:

John Stroop was reelected unanimously for another 3-year term.

Budget:

Greg went over next year's budget in detail. Anne followed up with dues increase choices. Membership voted to increase dues by \$100/quarter (\$400/year) starting July 1, 2015.

Old Business:

Greg gave an update on Guest parking, unauthorized use of Lodge dumpster, and dog rules. Handouts included: Bylaws Addition 7/21/2010 detailing Insurance Coverage by HOA and Individual Homeowner. Inventory 2010 of Individual Unit Status grandfathered for interior finishes covered by HOA. Links HOA Rules/Regulations regarding Animals and Nuisances.

New Business:

- Extensive Discussion on painting Building 1 stucco – Membership voted to get it painted Fall 2015. The Board will determine the best way to fund this 2015-16 maintenance as well as a plan to fund stucco maintenance for all other Links buildings as they age.

The floor was opened to discussion about the current request to paint the stucco on Building 1. There was no opposition to painting the stucco. There was discussion about the different kinds of products that could be used to re-paint. There was discussion about funding the stucco repainting on Building 1 as well as a plan for the future to fund repainting other buildings' stucco as they age.

- Extensive discussion with Membership over tree removal. Membership approved unanimously for The Board to approve which trees may be considered by Skyland DRC for removal; amount of compensation from individual homeowners to pay for removal, replacement, and irrigation of new plantings; and what, when and where to replant if trees are removed. This request is then submitted to Skyland DRC.

The floor was opened to comments about the Board's plan to submit a letter to Skyland DRC for approval to remove 7 trees, and a number of those present did have opinions about tree removal. Previously, most of the opinions expressed were from those requesting the removal of their trees. So, it was good to get a more complete picture of the wishes of the entire community at The Links. It was unanimous that all homeowners present who spoke up liked and valued our trees and landscaping, and are in favor of a conservative position on removal. The value of trees as a part of the view instead of a block was discussed along with the reality that, except for Building 1 which is unique because of its placement on the property, no units have 180 degree clear view without trees. They were also unanimous in their position about the homeowners requesting removal of a valuable asset also be responsible financially for replenishing the landscape with like value. There was a mixture of those who did not want to remove any trees and those who wanted to have an option available to remove a tree if it grew too large and blocked a view. The subjective nature of a blocked view was discussed, and the consensus was that The Links HOA Board would decide if the removal of the tree would be appropriate and request such removal from Skyland DRC. The problem of tree removal is not unique to The Links. Greg said that The Golf Villas as well as other homeowners in Skyland are dealing with the same issues. Skyland DRC is working to apply a consistent position on tree removal for all homeowners in Skyland. A future plan was suggested to avoid the removal of mature trees by removing stringers from mature trees that are in view corridors.

- Member complained about Lodge decks facing The Links looking trashy – Greg will go to Lodge Manager to enforce the rules.

No members are past due with dues.

Motion passed unanimously to move surplus funds to reserve. Homeowners can go to: [www.prproperty.com](http://www.prproperty.com) and click on Associations Section to see minutes and other information about Links HOA. No personal homeowner information will be available on this website.

Next year's meeting will be Wednesday, July 20, 2016 at 3:00 pm.

Meeting adjourned.