

LINKS HOMEOWNERS ASSOCIATION  
Minutes of Homeowners Meeting  
July 20, 2016

Anne Gray called meeting to order at 2:00 pm.

A quorum was present by attendance or proxy of 17 out of 23.

Owners introduced themselves.

Last year's meeting minutes were approved unanimously.

Beautification Committee Report:

Karen Allen gave the Beautification Report. She reiterated the responsibilities of the HOA and Homeowners for the gardens and terraces:

- The HOA is responsible (through Rocky Mountain Trees & Landscaping) for maintaining the gardens and terraces (such as weeding and fertilizing).
- The HOA is also responsible for the replacement of plants in the terraces when deemed appropriate by Beautification and The Board and funding is available.
- If Homeowners wish to replace plants in the garden in front of their unit, they may do so at their own expense.
- If a Homeowner wishes to add a new garden at their own expense, they must submit a plan to Beautification and The Board for approval.
- If a Homeowner wants tree trimming, they should contact PR Property.

Manager's Report:

Greg Wiggins gave the Manager's Report.

- SealCo is coming to repair cracks in the drive asphalt and reseal in spring, 2017.
- Building 1 West window transom sills are being repaired and painted.
- Trish McCarthy (29 LL) requested repair on terrace drainage that is flowing into Bldg. 5.
- Building 4 is scheduled for oiling this fall.
- Building 8 crawlspace will be reviewed this year.
- All terraces will be oiled this year
- Selected decks (not oiled last couple of year) will be oiled. All buildings are on a 5-yr. rotation for oiling (roofs, all wood, decks, doors, garage doors).

Election of Directors:

Anne Gray was reelected unanimously for another 3-year term.

Budget:

Greg went over next year's budget in detail. Mike Murray raised a question about a line item, Beautification Reserve, which he said was a fine levied against Margo Barnard last summer for some trees she topped and damaged. His request was to give the money back to Margo Barnard. Mrs. Barnard was also in attendance and supported Mr. Murray's request to refund her fine. Anne Gray responded that there was never a fine levied on Mrs. Barnard. The compensation she paid to the HOA was for her liability for all the costs associated with

the restoring and replacement value/cost of said trees which were Common Elements and belonged to The Links HOA. Skyland Design Guidelines Article VII, 2. Clearing of Trees & Vegetation, and The Declarations of The Links at Skyland, Article 5.6 Powers of the Executive Board, and Article 11, Damage or Destruction were referenced. Members can access all articles on [www.skyland.com](http://www.skyland.com) and [www.prproperty.com](http://www.prproperty.com) for the complete text. Documentation was also presented that confirmed the fact that no fine had been levied. The request was dropped.

Some members were wanting to know what to do if trees were restricting their views. Greg Wiggins reviewed how to request the removal of healthy trees restricting a view corridor:

1. NEVER TRIM OR CUT DOWN A TREE YOURSELF.
2. SEND A LETTER REQUESTING THE REMOVAL OF SPECIFIC TREE(S) THAT YOU HAVE MARKED WITH LANDSCAPE TAPE TO PR PROPERTY MANAGEMENT.
3. THE LINKS BOARD OF DIRECTORS WILL REVIEW THE REQUEST AND NOTIFY THE HOMEOWNER OF THEIR DECISION.
4. IF APPROVED BY SKYLAND DESIGN & REVIEW COMMITTEE, A LETTER WILL BE SENT TO THE HOMEOWNER WITH INFORMATION ABOUT THE COMPENSATION REQUIRED FOR THE REMOVAL AND REPLACEMENT OF SAID TREES. THE COMPENSATION IS BASED ON THE VARIETY & SIZE OF THE TREE(S) TO BE REMOVED.

Jim Lowrey asked if the HOA Insurance was reviewed periodically. Anne and Greg both commented that the insurance was reviewed periodically. All Homeowners who do not have a copy of the Insurance Inventory in 2010 should request a copy from PR. The interior build-out recorded on that document is the grandfathered amount covered by the HOA Policy. Any upgrades since that inventory are the responsibility of the Homeowner and should be considered in determining your individual Contents Policy.

The Budget was unanimously approved.

Anne gave a quick review of the 10-year Plan.

Homeowners approved unanimously to move excess funds to Reserve Fund.

Old Business:

Unit 9LC asked about the repair of the transom windows above deck doors. PR will be re-working the trim on those windows in all of Building 1. If a Homeowner wants to have the aluminum frames of windows repainted, they may at their own expense.

New Business:

- Colorado Common Interest Ownership Act Policy Changes were approved July 10, 2016 by The Board and are effective September 1, 2016. All policies are posted on [prproperty.com](http://prproperty.com) under Associations/The Links. All Homeowners are encouraged to read the policies since compliance is required. Consequences for non-compliance are detailed in each Policy.
- Future correspondence from PR will be emailed. All Homeowners approved.
- Links Lane address changes: All LL Homeowners must notify their address change to anyone who ships or mails letters/parcels to them.
- 2 LC reported water pressure issues pertaining to Master shower. Problem seemed to be a shower-head issue.

- John Stroop reminded all Homeowners that The Links is under the protective covenants of Skyland, and we must all comply.
- 9 LC will be submitting a plan to The Board for adding a garden along their north border.
- Trish McCarthy volunteered to investigate and develop a plan and funding for additional trees to be planted on The Links property just above The Lodge parking lot.

Next year's meeting will be Monday, July 31, 2017 at 2:00 pm.

Meeting adjourned @ 3:45 p.m.