

LINKS HOMEOWNERS ASSOCIATION

Minutes of Homeowners Meeting

August 7, 2019

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

A quorum was present by attendance or proxy of 18 out of 23.

Motion was passed to wave the reading of the 2018 minutes. Last year's meeting minutes were approved unanimously.

Beautification Committee Report:

Anne Gray gave the Beautification Report for Karen Allen.

- 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.
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Manager's Report:

Greg Wiggins gave the Manager's Report

Winter 2018/19:

- Snowfall was 110% until February 15, 2019, 1/3 of winter came between Feb 15 and March 7. Heavy, wet snow - had to shovel all roofs twice.
- Roofs were shoveled twice and still had interior damage at 23LL & 21 LL. 21LL had exterior roof repaired by Jim Thomas Construction Fall, 2017.
- Snow removal was total of \$26,676 over budget for 2019:
 - 2008 was \$32,961 - total snow removal
 - 2017 was \$35,008.50 - total snow removal
 - 2019 was \$41,676.50 - total snow removal

Spring 2019:

- Spring was late and everything was 30 days behind
- Premier Painting completed Buildings 6 & 7 oiling on time in June.
- Most yard maintenance water systems were behind.
- Roof inspection and renewal by Jim Thomas Construction was completed May, 2019. Annual renewal.

- Kolbe/Kolbe has finally responded to our requests and PR has the plastic window and door parts to fix most windows and doors. (HOA expense). If glass needs replacing due to fogging windows from sun/heat damage, call Gunnison Glass to replace AT OWNER'S EXPENSE.
- Spider spraying was postponed because of the late spring. It will be reviewed again for next year.

Fall 2019:

- Building Maintenance on Building 5 log supports for lower decks. Equity Builders will be doing log work.
- Some horizontal logs on buildings 4,6,7,8 will be cut/slope ends and sealed to protect from rotting.
- Equity Builders will be repairing some rock work on Building 1. Building 1 will also have some repairs to crawl space rim joists by contractor to stabilize structure.
- Website (prproperty.com) is your source for ALL HOA documents including minutes, Declarations, By-Laws, Insurance Information, Colorado Common Interest Ownership Act Policy, etc. Once on the website click on "Associations" to access The Links
- HOA correspondence will be EMAILED by PR to homeowners. Check that your email address on file is correct.
- TRASH: THE LODGE DUMPSTER IS OFF-LIMITS TO THE LINKS. Trash pick-up for The Links is Friday 9 a.m. in front of your unit. We are now contracting Golden Eagle in the summer to pick up our trash. During the winter, PR will pick up the trash. PR continues to pick up recycling each Friday at 8:30. Call PR for a flyer on how to sort recycling properly, If gone, you may leave your trash with a neighbor to put out on Friday, take it with you, or call PR **if you pay them to manage your personal unit** to find out charge for them getting it out of garage on Friday. If some other company manages your personal unit, you can ask them to come put your trash out **and then return that same day to put your trash can back in your garage.**
- Dog Poop Problem: **DOGS MUST BE ON LEASH AT ALL TIMES ON LINKS PROPERTY WHEN TAKEN OUTSIDE.** Dog Poop must be picked up IMMEDIATELY each time from all grass and gardens (any area mowed or maintained) on Links property. If in wild grass areas surrounding Links, it can be left and will dry up quickly. Neighbors are reporting any violations to PR. Violations are subject to fines.

Election of Directors:

Anne Gray - 2019. Anne Gray was unanimously elected for another 3-year term (2022)

Jim Lowrey - 2020

Jerry Danni - 2021

Budget:

- Greg went over 2019-20 budget in detail. After some questions, the budget was approved. The Actual 2018-19 had a surplus of \$4,524.90 due to assessments last year. By unanimous vote, the surplus was moved to the reserve.
- Due to the added expense of extensive snow removal of 2019 winter (\$26,676.00 over budget) and the Log supports replacement for Building 5 (estimated \$20,000+ at meeting/actual bid 8/27/19 was \$35,000) and other log repairs (approximately \$5,000-9,000), the Board proposed delaying the routine oiling of Buildings 8 and 1 until the fall of 2020 and put those funds (\$25,000) toward the replacement of log supports and approve

the \$1,000 assessment per unit approved at 2018 Annual Meeting to cover added snow removal costs. The membership agreed.

- The 2019 assessment will be billed next Quarter . Our fiscal year is July 1, 2018 - June 30, 2019. You may pay \$1,000 in October and be done for the year with paying the assessment, or you can pay quarterly . . . \$250 in October, January, April, and July.

Old Business:

- The HOA Insurance was renewed for another year with no increase in price. The provision that excluded Gas Grill use/storage on the decks was removed. There was a request by the Underwriter that the Grills be located as far as possible from the building if used/stored on the decks, and that tanks be turned to off position and disconnected when storing on deck or garage. Check gas lines before first use each season to make sure there are no cracks in the lines. Always clean the grill of leftover grease or residue before igniting.
- Windows—Building 2—replacement of 1 North window due to frame leaking problems.
- Building Repairs—Building 1—tear out/repair of rock wall West side due to leaking and major damage. Building 5—Replacement of log support system for decks.

New Business:

- Shelle Carrig brought up the possibility of the Annual Meeting be available by conference call to those who cannot be present. The Lodge Meeting Room is not equipped with a phone line that would allow that possibility. Cell phone coverage is not good. Shelle had her cell phone on during the meeting and was going to check with anyone who called in about the reception. Others mentioned their experience with Conference calls in HOA meetings was that people on the line cannot hear. It would also be too cumbersome for a participant of the call-in to try to comment on issues and the meeting time would be much longer. The consensus of the membership was, if you can't attend in person, give your proxy to someone you trust and communicate your position on different issues to them.

Next year's meeting will be Wednesday, August 5 at 2 p.m. in The Skyland Lodge Meeting Room.

Meeting was adjourned.