

LINKS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
August 14, 2020

Anne Gray called meeting to order at 1:00 pm.

PRESENT (Conference Call): Anne Gray, Jerry Danni, John McCarthy, Greg Wiggins

AGENDA: 1. Discussion of Insurance Liability  
2. Proposed Budget for 2000-2021.

**INSURANCE:**

Due to two Insurance claims for interior damage filed with the HOA's Insurance company in the past few years, The Board decided to review the current ByLaws Addition (July 21, 2010) to determine if, after 10 years, the Addition needed to be updated/amended to reflect the current situation of aging structures and increased interior damage. Declaration Articles 8 (Maintenance) and 9 (Insurance) were reviewed. The subject of responsibility for deductible payment is not addressed in the document.

The Board's Decision: The insurance deductible for any interior damage (including all fixtures and equipment installed within the Townhome commencing at a point where the utilities enter the Townhome..Sec.8.1) is the responsibility of the homeowner. If the interior damage is the result of a compromised Common Element, such as a roof leak, the deductible is the responsibility of the HOA.

**PROPOSED BUDGET 2020-2021:**

There have been extensive capital expenses for Building Repairs the past year. The Board discussed the repairs completed and the repairs that are proposed. Last year's assessments totaling \$3,000/each homeowner funded a large portion of these necessary repairs. The Board discussed and assessed the additional needed repairs and the timing/funding of them. The Board's recommendations for the 2020-2021 Budget are:

1. The repair of all rock ledges on Buildings 6, 7, and 8: Add a sloped rock cap that is sealed to the stucco so water cannot drain into the crawl space and deteriorate the support beams. The estimated cost of this repair is \$16,000.
2. The cleanup/painting of Building 1 windows on the west, north, and south sides. The cost of the repair is \$9,250.00

**FUNDING:**

The Board reviewed with Greg the amount of dues collected at several HOA's in Skyland. The Links was at the lower end and our dues did include HOA Insurance Coverage. In recent years, our dues have not covered our yearly expenses (excluding capital expenses). Vendor costs continue to rise and our aging buildings need increased repairs and maintenance. The Board's decision:

1. Effective 7/1/2020 increase dues \$50/month = \$150/quarter = \$600/yr X 23 = \$13,800/yr additional dues
2. Defer the decision whether an Assessment is necessary until early 2021 to assess the budget expenditures.

Meeting was adjourned at 3:00 pm