

LINKS HOMEOWNERS ASSOCIATION  
Minutes of Homeowners Meeting  
August 19, 2020

Anne Gray called the meeting to order at 2:10 pm. MDT on Webex remote meeting.

A quorum was present by attendance online or proxy of 14 out of 23.

Motion was passed to wave the reading of the 2019 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.

**Manager's Report:**

Greg Wiggins gave the Manager's Report

• **Fall 2019:**

- Work on building 1 west wall was completed by Equity Builders. Discovered flat top of rock wall were allowing water to leak into crawl space. Wall was repaired. Santos stone replaced all stone with slope and caulk to avoid future leak issues. Stucco was repaired by Evans Construction in May 2020.
- Equity Builders was contracted by the HOA to replace rotten logs and posts in buildings 4 and 5.
- Average winter with snow fall. Garage roofs were shoveled twice, and the other buildings roofs were shoveled as needed. Still had interior leaking at 21LL & 23LL. 21LL had exterior roof repaired by Jim Thomas Construction Fall, 2017. Greg is getting estimates for ice damming problems at 21LL and 23LL

**Spring 2020:**

- Covid 19 hit the county and the United States. CBMR shut down and the community went into Red Zone. In late spring, PR was able to resume spring work. PR was short 2 people all summer because of high employee demand due to generous federal unemployment payments.
- Equity Builders completed the beam work and cut off exposed beam ends. PR will epoxy ends fall 2020
- Fall of this year Premier Painting will oil buildings 8 and 1
- PR Property will oil all other deck tops, complete some regular maintenance and repair

**Election of Directors:**

Anne Gray - 2019

John McCarthy - 2020 John McCarthy was unanimously elected for a 3-year term (2023)

Jerry Danni - 2021

## Budget:

- Greg went over the 2020-21 budget in detail. After some questions, the budget was approved. The Actual 2019-20 budget had a deficit of (\$5,387.76).
- This fall Buildings 8 and 1 will be oiled and Building 1 west window trim will be painted. Buildings 2 -7 will have decks, front doors, and garage doors cleaned and oiled. Buildings 6, 7, 8 will have capstone replaced and caulk sealed to stucco.
- The Board met on August 14, 2020, to discuss the budget specifically concerning: 1. Insurance Liability. 2. Extensive capital expense for Building Repairs 2019/2020. Members are encouraged to read the Board of Directors Meeting Minutes and the Declaration Articles 8 (Maintenance) and 9 (Insurance) both posted online at [www.prproperty.com](http://www.prproperty.com) in order to understand the changes in the budget for 2020 and the funding of these changes. Effective **7/1/2020** the dues increase \$50/month=\$150/qtr. The 2nd quarter dues will reflect this change with 1 retroactive \$150 for 1st quarter + \$150 for 2nd quarter (\$300 total for 2nd quarter only). In the spring of 2021, the budget will be reviewed to see if the approved \$1,000 assessment is necessary to implement. If so, it will be added to one of the remaining quarterly dues statements for 20/21.
- As required by law, a motion unanimously passed to move surplus to reserve.

## Old Business:

- The HOA Insurance was renewed for another year with no increase in price. There was a request by the Underwriter that **Gas Grills** be located as far as possible from the building if used and/or 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.
- Dog Poop Problem: Links Policy and Skyland Ordinance: **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 and disposed of by owner **in their own garbage can.** If in wild grass areas surrounding Links, it can be left and will dry up quickly. Neighbors should report any violations to PR. Violations are subject to fines. This policy applies to owners and all guests.
- The Links (and Skyland) also have a Nuisance Policy in effect. Due to the close proximity of our units and open windows during the summer, noise carries a long way. Gatherings on the decks or outside can be especially disruptive to neighbors. Be considerate of neighbors including those who may go to bed by 10:00 p.m. **RULES AND REGULATIONS (July 27, 2011) IS POSTED ON PR PROPERTY WEBSITE. PLEASE READ AND PRINT A COPY FOR ANY GUESTS THAT MIGHT BE THERE WHEN YOU ARE NOT.** Rules and Regulations covers in detail restrictions for animals and nuisances. Your guests should be aware of these policies as well. The homeowner is always responsible for guest violations.

## New Business:

- **Website** ([prproperty.com](http://prproperty.com)) is your source for ALL HOA documents including minutes, Declaration, By-Laws, Insurance Information, Colorado Common Interest Ownership Act Policy, etc. **Once on the website click on "Associations" to access The Links**
- **Notifications:** A motion was unanimously passed: HOA members will be notified ONLY BY EMAIL for meeting notices and all dues/assessments. Please keep your email up to date with PR Property. If you are currently not receiving these notifications on your email, CONTACT PR PROPERTY IMMEDIATELY.

- **Current Trash Policy:** 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 in AM. Call PR for a flyer on how to sort recycling properly, If gone, you may leave your trash with a neighbor to take out on Friday, or take it with you. 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.**
- **Proposed Change:** The Links HOA and The Lodge are in discussions to have a dumpster together that would be located north of The Lodge parking lot toward The Links. It would be located in an enclosed “trash shed” with a roof. There would be a roll-up access door to accommodate the pickup of trash by the Waste Management Truck from the driveway off Country Club Lane. There would also be a pedestrian door for members to access dumpster. The first step is for The Links to investigate the feasibility of the project, starting with The Lodge’s interest and willingness to invest money to move forward with The Links on a conceptual design and cost estimate for this project. A motion passed unanimously for The Links to proceed.

Next year’s meeting will be Wednesday, August 4, 2021 at 2 p.m. in The Skyland Lodge Meeting Room or remote by Webex

Meeting was adjourned at 3:45 p.m. MDT