

The Links at Skyland HOA
Board of Directors
Skyland Lodge Meeting Room
Meeting Minutes
August 31, 2021

Anne Gray called the meeting to order at 1045A.

Present: Anne Gray, Jerry Danni, John McCarthy, Dan Brown, Beth Brady (call in)

Agenda: Article 8 Maintenance

1. Exterior Doors (front, screen, deck, and garage)
2. Limited Common Elements (decks and front porch)

1. Exterior doors (front, screen, deck, garage) maintenance and repair—HOA
 - * Extensive discussion around wear & tear, neglect, weather, and failure of exterior doors.
 - Owner will be responsible for replacement of all exterior doors including glass replacement in deck door for non-insurable events. Replacement for all exterior doors requires approval by The Links Design Review, Board of Directors, and Skyland Design Review Committee.
 - Owner will be responsible for maintenance, repair, and replacement of Opening/Closing Operating system of garage door
 - Owner is responsible for maintenance and replacement of all interior doors.
2. Limited Common Elements (decks and front porches)
 - HOA—maintenance and repair of decks and front porches.
 - If repair is not acceptable, the Owner can ask the BOD about replacing the deck or front porch. The BOD will take each request on a case-by-case basis.
 - Discussion about deck/porch repair process. Priority to discuss with Owner their expectations of repair, and options if original board material is no longer available. The exact matching of finish/color will take time to blend. There is always the option of Owner replacing the entire deck with new material at own expense with approval of The Links Design Review, The BOD, and Skyland Design Review Committee.
3. Old Business:
 - PR contract edits made. New language about arbitration in lieu of litigation will be inserted. Jerry will circulate the final draft for the board to approve and vote on it then present the contract to Greg Wiggins.
 - Buildings 2 and 3 (5-year plan) will be oiled this fall. Stain/labor prices have increased bid from \$18,000.00 to \$21,800.00, so budget will change.
 - Board members who walked the Links with Dakota Wiggins approved of the inspection process and the punch list. They would like to see this process on a yearly basis.
 - Deck beams on Jerry Danni's home are not sitting fully on support, beams are warped and will be repaired.

Adjourned at 1215P.