

THE LINKS SKYLAND HOA
BOARD OF DIRECTORS
SKYLAND LODGE MEETING ROOM
MEETING MINUTES
August 23, 2021

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

PRESENT: Anne Gray, Jerry Danni, John McCarthy, Dan Brown, Beth Brady (by phone)

AGENDA: 1. The Links At Skyland Declaration Article 8. Maintenance, Sections 8.1

2. Fire Emergency Cut-Off Valves in Buildings 4 and 5.

3. Homeowners' Manual

1. **Declaration Article 8:** There was a lengthy discussion about The Links Declaration Article 8 Maintenance. Specifically, the question discussed was concerning the responsibility of maintenance and replacement of windows. Currently, the responsibility for maintenance/replacement of the sash frame unit (the crank-out part of the window including glass, frame for glass with wood interior and aluminum-clad exterior, and all hardware) is the Owner. The responsibility of maintenance/replacement of the window frame is the HOA. The process of determining which frame was defective/leaking required a visit from Kolbe Kolbe Glass Representative from Salida, CO, and is time consuming for PR Property and the Owner. Greg Wiggins reports that in 26 years, there has only been 1 failed window frame. The sash frame is consistently problematic due to exposure, Owner usage, and maintenance.

Based on Declaration Article 5 Powers of the Executive Board of the Association, Section 5.6 and Declaration Article 8 Maintenance, Section 8.6:

The motion was made, seconded, and unanimously passed:

“ The Declaration Section 8.1 is being modified by The Links Board of Directors granting the responsibility for all windows and all components of the window system to the Owner.”

The Owner is responsible for the Maintenance/Replacement of the windows, but the Owner can still use PR Property to implement the repair/replacement by either doing the work themselves with the Owner paying for the service, or providing the contact information for the Owner to directly contact a professional to provide the needed services.

2. **Fire Emergency Cut-Off Valves:** Buildings 4 and 5 have interior fire emergency sprinklers. In case of fire or smoke, the system is activated to spray water. The Board discovered that the emergency shut-off valves for the systems are only located in 1 location in each building: Building 4, 33 Links Lane; Building 5, 21 Links Lane. The Board has contacted Timberline Mechanical to request an inspection for any other shut-off valves in the buildings and the cost of installing an emergency shut-off valve in each unit in the 2 buildings. The Board is awaiting a reply.

3. **Homeowners' Manual:** The Board is accumulating information (Rules & Regulations) to be available online at prproperty.com/association that will be helpful for all Owners to know and use as a reference guide. Some examples will be Rules and Regulations concerning:

Policy for Dogs (Cats) while outdoors,

Policy for Noise Nuisance

Design & Review for lawn furniture, flags, outdoor decorations, recreational equipment

Skyland Design Guidelines

The list will be ongoing as new issues arise at The Links.

The meeting was adjourned at 3:40 p.m.