

THE LINKS SKYLAND HOA
BOARD OF DIRECTORS
SKYLAND LODGE MEETING ROOM
MEETING MINUTES
August 04, 2021

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

PRESENT: Anne Gray, Jerry Danni, John McCarthy

AGENDA: 1. The Links At Skyland By-Laws Article IV: Board of Directors, Section 4:1: Number of Directors
2. The Links At Skyland Declaration Article 15: Design & Review
3. Review of 2020-2021 Actual Budget and Financials.

1. A motion was made and seconded to increase the number of Board Members to 5 in accordance with The Links By-Laws Article IV: Board of Directors, Section 4.1: Number of Directors, states: The initial number of directors shall be two. The number of directors may be increased or decreased to not less than two nor more than six by a majority vote of the Board of Directors.

The Board's Decision: Motion unanimously passed to increase The Links At Skyland Board of Directors to 5 members.

2. The Links At Skyland Declaration Article 15: Design & Review, states: No alteration or additions to the Common Elements shall be made unless first approved in writing by the Executive Board. The Executive Board shall exercise reasonable judgment to the end that all modifications to the Common Elements conform to and harmonize with existing surroundings and structures. The Executive Board has the absolute right to deny any requested changes which the Executive Board reasonably determines do not conform to and harmonize with existing surroundings and structures.

The Board discussed the presence of outdoor furniture left in the lawn area in front of the townhome. All lawns are Common Elements and belong to the HOA and are under the supervision of The Board of Directors and the Beautification Committee. Outdoor furniture is allowed on the deck or close to the building near the front entrance (like on or near the front porch) where it does not interfere with mowing or garden care. A homeowner can put furniture on the lawn to sit for a while or during a party, but the furniture cannot be left unattended or overnight.

The Board's Decision: To inform all homeowners concerning The Declaration Article 15 and ask that any violations be removed immediately.

3. After reviewing the 2020-2021 Actual Budget and Financials, the Board decided to activate the \$1,000 assessment per homeowner approved at the 8/14/2020 Board Meeting to replace the deficit of the 2020-2021 budget due to increased building repairs/maintenance. The \$1,000 assessment will be included in the 2nd quarter dues statement going out October 1, 2021.

The meeting was adjourned at 1:45 p.m.