

LINKS AT SKYLAND ASSOCIATION  
MINUTES OF HOMEOWNERS MEETING  
SKYLAND LODGE MEETING ROOM  
August 03, 2022

Anne Gray called the meeting to order at 2:03 pm. MDT

A quorum was present by attendance or proxy of 22 out of 23.

Motion was passed to wave the reading of the 2021 minutes. Last year's meeting minutes were approved unanimously.

### **Report of Officers:**

#### **INSURANCE COVERAGE:**

Anne Gray asked the Owners if anyone had any questions about the Declaration Amended Article 9 Insurance.

1. Effective July 19, 2022.
2. Owners are required to submit in July each Fiscal Year (July 1 - June 30) Proof of Coverage for a minimum of \$1,000,000 Comprehensive Liability with Crested Butte home listed on the policy. Please submit document to P.R. Property Management.
3. All Owners are now responsible for coverage on their unit from "Bare Walls Inward". Our HOA CAU Policy this year does cover cabinets.
4. For details, please access the Declaration including the Amended Articles 8 Maintenance and Article 9 Insurance on [www.prproperty.com](http://www.prproperty.com) website.

### **Beautification Committee Report:**

Karen Allen gave the Beautification Report :

- Alpengardner cleaned the gardens early in the season and will continue weeding the gardens. throughout the summer. Because of the shortage of labor, they hope to come every 2 1/2-3 weeks. The entry sign garden will be cleaned up and planted with additional flowering perennials for a beautiful entry to The Links.
- If Homeowners wish to replace plants in the garden in front of their unit, they may do so at their own expense. It is always a good idea to set up an appointment in the late summer or fall. Contact: Ellen Osterling at: [garden@alpengardner.com](mailto:garden@alpengardner.com). or text her at 970-209-2926 to discuss your needs for plants next spring/summer. You will need to set up a personal account with Alpengardner.
- 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.
- Rhonda Hodges at 26 LL requested some work be done on the area next to her unit where there are drainage issues as well as mud due to grass and plants dying from lack of sunlight due to large evergreen trees. She suggested the area become a crushed rock walkway.
- If you have any requests or comments about beautification, please contact Karen at 970-209-2668.

### **Manager's Report:**

Greg Wiggins gave the Manager's Report

- The "Santa Slammer" (120" of snow in 10 days) kept the snow crew busy for the months of December and January, 2022.

- Premier Painting is coming this fall to Oil Building 4. All exterior wood and roof will be done
- Jim Thomas Construction did annual Roof Inspection and shingle replacement, and I hope to get his crew back in the spring of 2023.
- Rotten Railing Stucco Wall @ 21 Links Lane was replaced. Waited 1 year for contractor to get this job done. I have found a stucco guy to finish. He said he could bet to it before the snow flies.
- Units that needed step repair were repaired and oiled this Spring, 2022.

### **Election of Directors:**

Anne Gray—2022: Karen Allen made a motion/Dan Brown 2nd to elect Anne Gray for another 3-year term. Motion carried unanimously.

John McCarthy - 2023

Dan Brown - 2023

Jerry Danni-2024: Jerry resigned from the Board. Jerry Danni made a motion and Dan Brown 2nd to elect Brett Gardner go serve out Jerry's remaining term. Motion carried unanimously.

Beth Brady - 2024

### **Budget:**

- Anne explained the process of determining the yearly budget. The two ways of funding, Dues and Assessments, were discussed. There were differing views on what the amount of the budget should be and then how to fund it.
- After a lengthy discussion, the Owners asked the Board to go back and reassess the Budget to be presented to the Owners at a later date.
- As required by law, a motion unanimously passed to move surplus to reserve.

### **Old Business:**

- The Lodge at Skyland Dumpster is off-limits to The Links.

### **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:** HOA members will be notified **ONLY BY EMAIL** for meeting notices and all dues/assessments. Please keep your email address up to date with PR Property. If you are currently not receiving these notifications on your email, CONTACT PR PROPERTY IMMEDIATELY.

Next year's meeting will be Wednesday, August 9, 2022 at 2 p.m. in The Skyland Lodge Meeting Room.

Meeting was adjourned at 4:30 p.m. MDT

