

THE LINKS AT SKYLAND HOA
BOARD OF DIRECTORS SPECIAL MEETING
CONFERENCE CALL

Call-in: 888-204-5984

Access Code: 6088021

Friday, March 10, 2023 @ 11AM

1. Meeting called to order by Anne Gray @ 1103AM
2. Roll Call: Susan Padon, Mike Paulaitis, Michael Thompson, Greg Wiggins, Beth Brady, Dan Brown, Brett Gardner, Anne Gray.
3. Quorum: 4 of 5 Board Members.
4. BUDGET

Greg began with our Profit & Loss. We currently have \$18,090.00 in cash in our checking account; current Snow Removal (blow and remove) \$11,135.00, (roofs) \$14,740.00, (PR walkways, drives, decks) \$8,825.00, leaving us with a deficit of \$16,700.00.

In excess of 18 inches are expected this week and more throughout March. As of March 10, \$46,139.00 for snow removal, estimating over \$50,000.00 by end of season.

Michael Thompson asked if prices were negotiated prior, and Greg said yes, they were.

Brett Gardner asked why fees are way over last years. Greg summarized: Increase due to more snow, longer hours to remove, prices up ~10%.

Mike Paulaitis spoke again about having a Snow Removal Reserve. Last year it was decided to fight one battle at a time increasing dues/assessments. This will come up again and will be looked at at the end of the season, once all of Greg's invoices are in.

Leaks in Unit 21 and Unit 35 due to ice dams. Interior damage occurred.

Greg asked for \$24,000.00 to cover operating expenses. Michael Thompson asked if this would cover general repairs and maintenance. Greg said it should. Michael also asked about the electric bill for the drying out of Building 5 crawl space. Greg will work with BOD for reimbursement.

\$4,520.68 for building repair on the Profit & Loss report...what is it for? Is this over the General Repairs amount? Greg and Rosa will check this out and report back.

Board agreed to Wire funds, \$24,000.00 from our Reserves account at Schwab, to the checking account so that PR can pay bills. After the Snow Season is done Greg will get us all the invoices (late March/early April) and we will then evaluate for Assessment/dues to Refund the reserve.

Anne will email BOD to set up conference call in April.

5. Dan: Capital Plan on Roofs (see Dan's notes)

Major points:

The proceedings will begin late May/early June/July.

Karen has spoken with Dan Murphy about our roof situation.

Dan has been looking at various roofing projects in CB and taking notes. He will later go back and ask homeowners about process, experience, satisfaction, costs, referrals.

Once snow has melted inspections of all roofs will begin and a timeline for each building will be planned.

Another Capital Improvement discussed is our road. Sealco just put a sealer on to protect it. We need to bite-the-bullet and repair it. United Company will be contacted by PR.

John: Property Management

John could not attend the conference call, so his report will be pushed to a later date.

6. No miscellaneous items.
7. Adjourned 1201PM