

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

Call-in: 888-204-5984

Access Code: 6988021

Dan will enter as the Host

Thursday, April 06, 2023 @ 1130am

1. Meeting called to order: 1130am
2. Roll call: Susan Paden, Rhonda Hodges, Michael Thompson, Greg Graves, Greg Wiggins, Anne Gray, Brett Gardner, Dan Brown, John McCarthy, Beth Brady.
3. Declaration of Quorum: 5 of 5.
4. 2022-2023 Budget

Greg Wiggins, Snow removal: We had a record year for snow, removal adding up \$32,319.00 over budget. Right now we have 2 ½ feet of snow on the roofs of Buildings 1,4,5 with ice damming. Units 21LL and 35LL have had leakage with some interior damage. Although the snow/ice are slowly melting, cold temperatures and more snow keeps adding to the situation. Whether to leave the snow/ice and let it melt or shovel it was discussed. John McCarthy said we should take corrective action to the problem spots in order to limit interior damages (~\$6000.00) It was agreed to shovel the snow/ice dams and keep an eye on leakage once melting begins.

Building 5, crawl space is drying and as soon as the weather permits the vents will be open and Fire Protection will recharge their units.

21LL railing/deck stucco color matching/painting needs to be finished from last year.

Miscellaneous scheduled repairs. These 3 items put General Repairs and Maintenance over budget, with a deficit of operating funds by \$12,281.00.

Anne Gray: deficit of \$32,319.00 for snow removal, plus additional ice dam mitigation of ~\$6000.00; and deficit in Operating funds for 21LL and Building 5. Budget was not enough to cover expenses and not properly budgeted. Open for suggestions.

Susan Paden asked about the reserve monies. We discussed that we already used \$24,000.00 of our reserve funds to cover current expenses, and that needs to be replenished.

John McCarthy asked Gregg W how much more money do we need to get us through the melt of the season. Greg said about \$50,600.00. John McCarthy said that we cannot invade our reserves any more. Beth Brady suggested to assess homeowners, Anne Gray suggested we increase dues to cover yearly maintenance.

It was discussed that we need to fund our current Operating Budget now to cover incurred expenses. Beth motioned to assess homeowners \$2200.00, John Mc seconded. A Special Assessment for Snow Removal and Maintenance was passed. A separate billing notification will go out to homeowners in April.

Itemized Assessment:

Snow removal underbudget -	\$32,319.00
Operating Reserve Funds used -	\$24,000.00
Ice dam mitigation -	\$6,000.00
21LL deck and railing, Bldg. 5 crawl space , miscellaneous scheduled repairs/maint.	\$12,281.00
Replenish Operating Reserve Funds-	<u>\$24,000.00</u>
Total Assessment	\$50,600.00

5. Miscellaneous: Michael Thompson's stress crack in lower level bedroom. The crack was not there in February, but appeared in March. Greg W spoke about "squish" cracks occur and that many reduce in size after snows have melted. Greg recommends keeping an eye on the crack and assess the reason for the crack after the season: snow, crawl space or settling.
6. John motioned to adjourn the meeting, Brett seconded. Motion passed. Meeting adjourned 12:33pm.