

The Links HOA

December 20, 2021

Minutes

The Links Board of Directors met at 3:00PM on Monday, December 20, 2021 in the Santa Cruz Room at The Springs. Board members present were Bruce Bushey, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, Bruce Palese, and Michael Clemens. Mike Malenfant was absent.

The November 15, 2021 minutes were previously approved.

Treasurer's Report- Lanny Voight: The November expenses were \$2,608.84 and income was \$19.01. The Total Reserves were \$232,151.41 and Total Assets were \$247,741.42.

A motion was made by Bruce Bushey, seconded by Jim West, and unanimously passed to approve the November's budget report.

Lanny will wait for the new treasurer to decide if the HOA should move their accounts to another bank.

President's Comments- Michael Malenfant : none

Vice President's Report- Bruce Bushey: Bruce B. mentioned there was a Nabur community web site that was free to join.

Secretary's Report- Laurie Petrillo: The Age Verifications and Election Ballots have been sent out. When the Age Verifications come in, Laurie and Rob will update the homeowners information.

Member Forum: None

Physical Facilities- Jim West: Jim gave this report- On Thursday, November 18th, we met with Bill Malaby from Keely Construction. In attendance was Mike Malenfant, Lanny Voight, Bruce Palese, Bruce Magnuson, and myself. Bill has had a lot of experience with our roadways. He worked on them while the roadways still belonged to Dorn. This was Bill's last week working for Keely Construction, so Bill had nothing to sell and was just giving his opinion. Bill gave us some ideas and stated that he would not consider replacement of the roadway yet. I have attached a string of emails regarding the roadways and the meeting with Bill. We can use these opinions and start to think about a long range plan for maintaining our roadways. We had trouble with the lights on the west gate. After a rainstorm the ground fault interrupter (GFI) tripped on the outlet by the entrance sign. I could not reset the GFI. I asked Lanny to look at it. Lanny confirmed

that the GFI looked like it needed replacement. This GFI was just replaced last August. I contacted Bill Richards Electric, the company that replaced the GFI last August and they replaced the GFI under warranty.

Jim said the Christmas Decoration Committee will need to weather proof the electrical plug connections next year. He will also call the gate company to make sure the gates on both sides of the HOA are set to be open from 7:00am to 7:00pm.

Landscape- Bruce Palese: Bruce P. sent a letter to the Golf Course about the weeds in the arroyo. Bruce P. had the weeds on our side cut to show where the Golf Course needs to cut. Hopefully by the end of the year it will be done. The picnic ground weeds have been cut. The paperwork for the Back Flow testing has not been received by Farmers Water. According to Green Valley Plumbing, they completed the test and are just back logged with the paperwork. This needs to be followed up, since the irrigation water could be turned off by Farmers if they don't receive the report. 2022 goals could be 1. to continue to ask homeowners for plants they do not need or want. 2. purchase plants when possible 3. to repair some of the river rocks that are in need (use some of the regular weekly man hours for this, adding gravel to the neediest places)

Bruce P. will do a walk around the HOA property with the new Landscaping chair

Bruce P. highly recommends that the new Landscaping Chair oversees the weekly work to continue to get the best work from the landscaping company. Laurie suggested creating a plant wish list to be sent out to the homeowners for them to donate specific plants or money to buy them.

ARC/Compliance- Lanny Voight- No issues. Lanny did notice the palm trees at the end of Wedgeway were not being trimmed. There is a danger of palms falling. He will discuss this with the homeowners.

Legal Affairs- Rita Collier: Rita will notify the Board of Realtors about the change in our HOA dues. She is continuing with the Zoom workshops giving by Carolyn Goldschmidt.

Unfinished Business:

- a. 2022 Elections – Robert Petrillo will meet with his Nominations Committee after January 10, 2022 to count the ballots.
- b. 2022 Budget – Bruce P. said the landscaping budget could not be decreased especially due to Felix's hourly rate increase. It will need to be kept at \$18,000. The HOA must be a member of the Masters Association of Green Valley Springs, so those dues cannot be eliminated. We still need to continue to have long distance service with the gate company (for people to contact the homeowners at

night when the gate needs to be opened), since many homeowners continue to keep their phone numbers from out of state.

A motion was made by Jim West and seconded by Rita Collier to approve the 2022 budget with the adjustments made for the landscaping. The motion was passed unanimously.

- c. Who to Call Update – When the new officers and their duties are confirmed, Rob will complete the Who to Call List and then eblast it out to the homeowners.

New Business:

- a. West Gate Light Problem – See Physical Facilities Report
- b. Other – 1. The yellow/orange safety tape on the poles are beginning to peel and fade. They will need to be replaced either by new tape or by painting. This will be done in the spring. 2. Someone has removed the split rail fence and possibly trespassing to get to the golf course. Further observation is needed to determine what further course of action might need to be done.

Adjournment: The meeting was adjourned at 4:07PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

November 15, 2021

Minutes

The Links Board of Directors met at 3:00PM on Monday, November 15, 2021 in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, Bruce Palese, and Michael Clemens.

The October 18, 2021 minutes were previously approved.

Treasurer's Report- Lanny Voight: The October expenses were \$3,034.63 and income was \$20.14. The Total Reserves were \$231,134.52 and Total Assets were \$250,505.88. The Halloween expenses were included in October's budget.

A motion was made by Mike Clemens, seconded by Bruce Bushey, and unanimously passed to approve the October's budget report.

President's Comments- Michael Malenfant : Katharine Voight will assume the position of Social Committee Chair, and Kathy Malenfant will stay on the committee to assist. Mike M. mentioned if we do not get candidates, we might need to hire a management company to handle HOA needs. This would greatly increase the HOA dues. He hopes that will not be the case.

Vice President's Report- Bruce Bushey: Bruce B. gave this report- " GV Council had its meeting on Oct .21, 2021. There was a lot going on. Tom Murphy says they are getting an Eegees fast food; [ice for \$3.50] soon. GVC budget to be voted upon in Nov. is up 3% total. After the business meeting, Pima County had Jennifer Becker from Pima County flood control talk about floods, weeds, and sand build up in Green Valley.

**** IMPORTANT ****Weed control is important, there was a fire north of Madera Canyon Wed., Oct 20. If you live in a riparian area, then you cannot clean it up or trim trees or clear the underbrush. What is the difference between non-native plants and invasive? If there are invasive plants they should be killed; native plants kept and non-native? If the HOA has a common area within its boundary, then the HOA is responsible for cleaning it. If the HOA is bounded by Pima County land and it is unkempt, then the HOA should contact Pima County for maintenance. If the HOA boundary is half way thru a ditch and the other half is owned by a private golf course, then the 2 private parties have to negotiate upkeep. If you have a common area that has drainage, then the HOA should inspect it annually and after a major storm, and if there is debris it should be cleaned up.

This was just a teaser, Green Valley Council will have an open seminar on cleanup, floods, sand build up, and weeds. Who should I notify for the working session on weed

cleanup? The Master Association for all Santa Rita Springs HOAs met. They increased the dues to each HOA by \$0.50 per home for year 2022.

Secretary's Report- Laurie Petrillo: Room reservations have been cancelled for the January Annual Meeting. The Annual Meeting has been moved to be part of the February 19, 2022 Potato Bake. The reason was to hopefully have more homeowners attend the Annual Meeting.

Member Forum: None

Physical Facilities- Jim West: Jim presented the following report- "The missing fire hydrant reflector on Fade Dr has been replaced by the fire department at a cost of \$12.00. Lanny Voight and myself attended a road maintenance seminar that was put on by GVC. There were only three vendors there: Southwest Slurry Seal, L. Keeley Construction and Tucson Asphalt. The vendors each got up to make a presentation about their company. We were hoping to learn more about the best practices on maintaining roadways, but nothing like that was offered. • I made appointments with Southwest Slurry Seal and L. Keeley. Lanny Voight, Bruce Magnuson and myself met with Kevin McCullough. They only offer a special top coat seal process. None of us thought that this is a process that we need for our roads. The reasons are: • This is a Phoenix company and they would need to bill us for travel expenses for the workers and the equipment. • This is approximately a six year patch on the surface. • As with any overlay process our road surface does not have enough exposed aggregate. We have another appointment on Thursday, November 18th at 1:00 p.m. with Bill Malaby from L. Keeley construction. This will be interesting, because Bill has had experience with our roadways. He did work on our roadways back when Dorn still owned the roadways. He has informed me of possible issues with the subsoil. I still would like to schedule a walk through on Greenside, to make sure that the entire board understands the issues with the roadway and why we need to spend about \$100,000.00. I have had several complaints that the east gate was not closing. I believe that this is fixed. If not, please inform me."

It was thought that it might be prudent to obtain a water surface test to determine if there is any underlying soil problem before any road is replaced. Also, that a tar line between the new road and curb might be needed when it is replaced to keep water seepage from happening. Only the West gate hours has been returned to the pre-summer opening time. Jim will contact the gate company to change the East gate's opening time.

Landscape- Bruce Palese-

- a. The annual Backflow Testing will occur in December at a cost of \$170.
- b. The picnic area cleanup will be on November 18. Bruce will use \$385 of the remaining \$461 refresh money to pay for this. (Previously approved by the Board.)
- c. The landscaping crew will not be working on Thanksgiving.
- d. Bruce will contact the golf course to coordinate a joint cleanup of the weeds. This will probably be in late December or early January after the weeds die.

ARC/Compliance- Lanny Voight- see Unfinished Business h. ARC Paint Color Palette

Legal Affairs- Rita Collier: Rita provided the Board members with a copy of Homeowners/HOA dispute process steps.

Unfinished Business:

- a. 2022 Nominations – Rob Petrillo reported that Jennifer Stowell, Mike Peters, and Janie Perkins have expressed interest in running for the Board. He will follow up to get definite confirmations if they will be running for office. John Rothstein has not responded to Rob's emails if he is interested, and Bruce P. has not notified Rob if he will be running again. Mike Prosser decided he did not want to run.
- b. Assessment/ HOA Dues- Due to the need to increase the HOA dues to help balance the 2022 budget, the homeowner letter that Lanny gave Laurie to print up will have to be reprinted with the new fee amount. Due to the time now needed for the reprinting and the slowness of the mail deliveries as of late-
A motion was made by Laurie Petrillo, seconded by Bruce Bushey, to postpone the HOA dues late fee to January 15, 2022. The motion was passed. Mike Clemens was opposed.
- c. Volunteer Luncheon-
To help reduce the 2022 budget expenditures, a motion was made by Mike Malenfant and seconded by Bruce Bushey to give out appreciation certificates (instead of a luncheon) at the Annual Meeting. The motion was passed.
- d. 2022 Budget Review and Approval- Lanny submitted the projected budget to the Board. The budget was not balanced. Increased utility costs, the proposed Greenside road replacement (much earlier than expected), lawyer fees to review a new contract, made our expenditures more than our income.
Mike Clemens made a motion to withdraw from the Green Valley Council , saving the membership fee . Lanny Voight seconded the motion. The vote was split- some felt GVC is the community and

HOAs' voice to Pima County, and others felt GVC does not do enough to warrant our dues.

Mike Malenfant, Laurie Petrillo, Bruce Bushey, and Jim West opposed the motion and Mike Clemens, Lanny Voight, Rita Collier, and Bruce Palese approved the motion. The motion did not pass.

The Board will review the GVC membership again next year.

It was suggested that putting off the Greenside road replacement could help with the balancing of the budget.

Mike Malenfant made a motion to increase the 2022 HOA Dues to \$496. Jim West seconded it. The motion was passed with Bruce Bushey opposed. Mike Clemens did not vote, since he had left the meeting.

The Board will review the 2022 budget again at December's Board meeting.

- e. Duties of Board Officers and Committee Chairs- The revision was finalized and Lanny will add it to the HOA's Guidelines.
- f. Road Inspection Date- The road inspection date will be on December 2, at 1:00 by the Greenside mailboxes. The Board will walk Greenside to inspect the condition of the road.
- g. Chipshot Ravine- See Landscaping item d.
- h. ARC Paint Color Palette- Some homeowners have found that if they just wanted to do paint touch ups to their exterior of their house, the existing color is not on the HOA's color palette. This would cause the homeowner to repaint their house with an approved color or be in non-compliance with the guidelines if they went ahead with the touch up with a non-approved color.

Lanny made a motion to eliminate the color palette, and instead have the homeowner submit an ARC request for painting with a sample of color to be approved by the ARC committee. The motion was seconded by Jim West. Bruce Palese and Bruce Bushey opposed the motion. The motion was carried.

New Business:

- a. Storage Liability Insurance- Our storage company for our locker has asked that there is insurance for the property in the locker. They have an insurance

company you could use, or you could self- insure. Mike M was going to see if other storage units need insurance, as well as cost of their lockers.

- b. Garbage Cans in Streets vs. On Sidewalks- There was a problem with a homeowner's garbage can not being close enough to the curb, so the truck had to drive up onto the sidewalk to retrieve the can for emptying. Mike asked if perhaps the cans should be placed in the street to avoid the trucks coming onto the curb/sidewalk (saving wear and tear on the sidewalks and curbs , and also make it easier for pedestrians to walk). The Board thought just putting the can close to the curb was adequate enough.
- c. 2022 Goals- Mike M. asked the board members to think of any goals the HOA might work on for 2022 and send them to Laurie.
- d. Creation of a Waste/Recycling Team to Modify Contract or Find a New Company- Bruce Bushey will lead this team. Items to look at- length of the contract, penalties for ending the contract early. The team would be responsible for getting estimates from trash companies.
- e. Chipshot Drive Trees – There are a couple of trees on Chipshot that are overgrown and are hanging over the roads. Bruce will have the landscaping company trim them.
- f. Christmas Party- The cost of the band hired for the event is \$400. The band will not be eating dinner at the event, so there is no added expense for their meal.
- g. The HOA Website- The Website maintenance has be transferred to Rob Petrillo.

Adjournment: The meeting was adjourned at 4:41PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

**The Links HOA
October 18, 2021
Board Meeting Minutes**

The Links Board of Directors met at 3:00PM on Monday, October 18, 2021 in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, Bruce Palese, and Michael Clemens.

The September 20, 2021 minutes were previously approved.

Treasurer's Report- Lanny Voight: The September expenses were \$709.36 and income was \$310.00. The Total Reserves were \$230,974.73 and Total Assets were \$252,989.44.

**A motion was made by Bruce Bushey, seconded by Bruce Palese, and
unanimously passed to approve the September's budget report.**

President's Comments- Michael Malenfant: Mike M. saw an article in the Green Valley paper about maintaining HOA washes and brought it to the Board's attention. See below New Business item e.

Vice President's Report- Bruce Bushey: Bruce B. presented this report: GV Council had its last meeting before our last Links Bd of Directors meeting, so I will report on the GVC meeting after they meet later this week. Green Valley Council had a separate meeting featuring the 3 local water companies. Our local water company is Farmers Water Co. As FICO converts its pecan trees to housing developments; it will use less water. Farmers Water Co. started in 1959 to water cotton fields, then turned to pecan trees. All of our drinking water is well within the limits for regulated contaminants, like Chlorine [its added to our water] and is at a level of 0.4 ppm, with an upper limit of 4.0 ppm. Farmers Water has had an average of 70 water meters or customers added per year. CAGVR requires that the water used is replenished within 3 years, so that comes from the CAP water from the Colorado river.

As a note: The Green Valley Domestic Water Improvement District gets water from a level of 275 feet deep well.

GV Council will host a meeting on Oct 26 concerning when to call 911 here in Southern AZ that may be different than where you came from. Also importantly, GV Council will have the CAP water explained on Nov 9 at 9 am at Desert Hills Rec center.

Secretary's Report- Laurie Petrillo: Room reservations have been made for the Santa Cruz Room at The Springs for January to March 2022. Laurie asked that agenda items

be turned in promptly by the deadline or they will not be included. They will then fall under the “other” item on the agenda. Also, if there is no feedback for corrections and/or changes by the deadline, the minutes will be recorded as approved.

Member Forum: None

Physical Facilities- Jim West: Jim reported- Lanny asked me to check with Alltech to make sure that our current gate phone directory is using the 10 digit telephone numbers. Alltech states that the gate directories are up to date using the 10 digit codes. Alltech also states that they have not given Amazon a code to enter through our gates. If Amazon can get in our gates, they are doing it with another process. Alltech states that if we decide to install the Amazon Key, to go through them and not through Amazon. They will then bill Amazon. If Amazon installs the Key, then we are responsible if it is done wrong. Regarding the fire department lock box on the gates. There is a new system available called the Tomar Strobe. This allows the fire department to open our gates while they are still moving, so as to not waste any time. This is similar to a fire truck controlling a traffic light while they are moving. The cost of installing these is \$900.00 per gate. I have been in contact with the Green Valley Fire Department to verify that they can use these strobes on all of their vehicles. Fire hydrant reflector has broken loose. The fire department has been notified. They will come out and fix it. There will be a charge for replacing it. I have registered for the upcoming GVC Roads Forum on November 4th. This is an opportunity to meet with all of the asphalt contractors. I would like our entire board to agree that will need to Schedule a time and date for a walk through on our roadways. Then in our November board meeting, we will vote weather or not to spend money to repaving Greenside.

The Board agreed to meet on a date to be determined to look at the roads on Greenside.

The Board felt that it would be better to limit who had access to our gate codes.

Landscape- Bruce Palese: The Santa Rita prickly pears are still struggling with scale infestation. Some plants have needed to be removed, more probably will need to as well. This caused unexpected dump fees from the removed damage plants (@\$100 each time). The monsoons have damaged other plants, so Bruce will need to think of replacing plants in areas that look sparse. He has a few homeowner donations and will have Rob send out another email request for more. The picnic area is overgrown with weeds. There is an excess of \$460.91 from the refresh budget that Bruce P. would like to use to pay Felix to fix up the area.

Bruce P. made a motion to give authorization to the landscaping coordinator to utilize the remaining refresh money of \$460.91 in the Landscape budget on various landscape projects such as the picnic area cleanup. Mike C. seconded it and the motion was passed.

ARC/Compliance- Lanny Voight - Lanny has had good response to his request to remedy overgrown weeds. He mentioned some garage lights are too bright.

Legal Affairs- Rita Collier: The Transfer fee has been officially changed to \$400. Who pays that transfer fee is between the seller and buyer. Rob Petrillo is now the contact person concerning HOA information and forms for house sales. (i.e., Realtors and Title companies). Even though the escrow companies can provide the prospective buyer copies of the CC&Rs and By-Laws, Rob will continue to email those buyers with the CC&Rs, By-Laws and our HOA Guidelines. This way the HOA will be sure that the buyer was given them. He will also continue to send out the three letters, one of which acknowledges receipt of the CC&Rs, By-Laws, and Guidelines. When the sale is finalized Rob will give the new homeowner a binder with those documents.

Unfinished Business:

- a. Halloween Party- The Social Committee has received enough RSVPs to move forward with having the party.
- b. 2022 Elections- Jennifer Stowell has volunteered to join Carol Blazik on the Nominating Committee, but neither of them wants to be its chair. Mike Clemens will not be running for office next year. Mike M. says his term is up, but if necessary he will continue to be president. Homeowners suggested to be approached to run for the Board were Mike Prosser and John Rothstein.
- c. 2022 Budget- The Board will review the proposed budget and vote on its approval at November's meeting.
- d. Duties of Board Officers and Committee Chairs- Duties of The HOA Officers & Committee Chairs
 1. President: Chair of the Board of Directors, conducts all HOA Board meetings.
 2. Vice-President: Perform duties of the President when requested by the President. Attends monthly GVC meetings, present summary at HOA Board meetings.
 3. Treasurer: Responsible for payment of HOA bills, budget, investment of reserve funds.
 4. Secretary- Takes minutes of each HOA Board meeting, sends out annual age verification forms, annual assessment invoices. Maintains emergency contact information and The Links homeowner directory, collects the HOA mail.
 5. HOA Ground Landscaping Chair: Directs the landscaping contractor's work to be performed on HOA common grounds, determines budget needed to

maintain HOA common grounds and overall upkeep of the HOA common grounds.

6. Architectural Review Committee/Compliance Chair: Reviews all exterior changes of homes/lots within The Links. Enforces the CC&Rs.
7. Communications Chair: Serves as the point of contact for all external and internal communications to/from the Board. The Chair is the contact for Realtors and Title Companies to obtain HOA information, provides current HOA documents to potential/new homeowners. Maintains The Links web site.
8. Facilities Chair: Oversees repairs of gates and streets.
9. Legal Chair: Researches legal topics for the HOA Board.
10. Election Committee Chair: Counts the votes cast by The Links homeowners. Declares voting outcomes.

Lanny will send out an updated version of the job description to the Board.

- e. Amazon and Our HOA Gates- Jim thought the Amazon Key to our gates at night would be beneficial. After discussion no motion was made and this topic was closed. It was mentioned that there is an option to have packages delivered to an Amazon Lock Box near the Continental Chevron Gas Station.

New Business:

- a. The Gates and New 10 Digit Phone Numbers- Jim checked with AllTech and they are using the 10 digit phone numbers for the gates. Jim asked Rob to make sure numbers are kept current and to make sure ones of owners that no longer are living in The Link are removed.
- b. Road Forum- Jim, Lanny, and Bruce P. will attend.
- c. 911 Forum- Bruce B. will attend the forum.
- d. Current HOA Legal Trends Seminar- Rita and Bruce P. will attend the November 3rd meeting.
- e. Who's Responsible for Maintaining HOA Washes? - It is the HOA's responsibility to maintain its washes. One problem with this is where the HOA's property begins and ends. This effects the picnic area and the property adjoining the golf course. Laurie expressed concerns about the ravine between Chipshot and the golf course. In the past, the monsoon rains had caused the ravine to fill up with moving water almost to the top. Presently there are so many weeds, when they die, they could obstruct the flow of water and cause flooding. Property boundaries will have to be researched in order to go forward with the maintenance of those areas. Bruce P. supervises the maintenance of the culverts.

- f. Annual Meeting and Potato Bake- After the poor turnout at the 2021 Annual Meeting, Rob P. suggested since the Potato Bake was a popular Links homeowner event that the Annual Meeting be held then also.

A motion was made by Mike Malenfant to move the date of the Annual Meeting from January 27 to the Potato Bake on February 19, 2022. Bruce Bushey seconded the motion and the motion was unanimously approved.

- g. Other- Mike M. asked Bruce B. to review the Waste Management contract as well as other contracts. Mike M. also suggested to Lanny to include in the 2022 budget money for our HOA lawyer to review the new garbage contract when the present one expires in 2022. Mike M. will get a lawyer estimate.

Adjournment: The meeting was adjourned at 4:28PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA
September 20, 2021
Minutes

The Links Board of Directors met at 3:00PM on Monday, September 20, 2021 in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Lanny Voight, Rita Collier, and Jim West.

Board members absent were Mike Clemens and Bruce Palese.

Homeowners attending were Kathy Malenfant and Katharine Voight.

The May 17, 2021 minutes were previously approved.

Treasurer's Report- Lanny Voight: Mike Clemens has stepped down from his position as treasurer, and Lanny Voight has taken over that position. Mike C. will still remain as a voting Board member.

The August's expenses were \$2,509.67 and income was \$309.86. The Total Reserves were \$230,438.82 and Total Assets were \$256,423.59.

**A motion was made by Rita Collier, seconded by Bruce Bushey, and
unanimously passed to approve the August's budget report.**

President's Comments- Michael Malenfant: Mike M. mentioned that there were cars parked blocking the garbage trucks from collecting some of the garbage. Mike M. asked Rob to send out an e-blast reminding homeowners to not park on the house side of the street on garbage pickup days. Also in the e-blast Mike M. asks that homeowners check the secureness of their saguaros after the monsoons since the soil softens.

Vice President's Report- Bruce Bushey: The GVC has a fire prevention program, and a drinking water seminar. The open planning meeting is on October 26. DispatchHealth has a van that makes house calls. Bruce B. will contact GVC as to how the HOAs will be provided with more information about this program.

Secretary's Report- Laurie Petrillo: 2022 room reservations have been requested for the Links meetings and social events. Laurie is waiting for confirmation from Jody Crawford.

Member Forum: Kathy and Katharine expressed concerns about the upcoming event. See New Business c. - Halloween Party

Physical Facilities- Jim West: There were some issues with the gates. A car hit one, repairs were made. A gate wouldn't close. It was discovered that the fire department

has access to the controls to keep it open. They must reset the control to close, which they hadn't done. Some homeowners have complained that their curbs are chipping. The curbs are the responsibility of the HOA. In the past attempts at repairing the curbs were made that either looked worse than the chipping or did not last. Replacing the curbs are expensive. Bruce B. will contact the GVC for recommendations for curb repairs, and Jim will continue to explore other ways to make repairs. Jim feels that the Greenside road is in serious need of repair/replacement. The cost of repairs is more expensive and would not last as long as a replacement. His committee recommends replacement of the Greenside street next year at a cost of @ \$87,000. This replacement is ahead of the planned scheduled replacing. A decision needs to be made to either make the repairs on Fade and the entranceway or let the repairs go and continue the schedule for the crack and seal coat. When it is time to do the scheduled replacing of the other streets- the money in the Reserves would not be enough to cover the cost. The HOA would need to increase the Annual Assessment fee which is limited to a 5% increase annually.

Landscape- Bruce Palese: There was a request from Felix (our landscaping company) for a 3% increase for the 2022 fiscal year.

ARC/Compliance- Lanny Voight- Rob will send out an e-blast looking for a homeowner who would like to take over the position of ARC chairperson. There were a few weed and parking issues, but were remedied after Lanny contacted the homeowners. Rob was given the updated guidelines to post on the Links website.

Legal Affairs- Rita Collier: There are 15 HOA's that have \$400 transfer fees. She will check to see how our assessment fees compares to other HOAs. She mentioned that our fees and contact information need to be kept updated. This is what the realtors use when they are selling homes. The title company sends out the C,C,and Rs to prospective homeowners. Rob will email our guidelines also and when the house closes, then Rob will give them the new homeowners the information binder. Rob will be the contact person for the Title Company and realtors.

Unfinished Business:

- a. Fire Hydrant Update- A truck backed into the hydrant and caused it to be bent at an angle and pulled somewhat out of the ground. Farmers Water was called in to make the necessary repairs.
- b. Amazon Box and KFB- Jim will contact AllTech to see if Amazon has the code to our security gates. Then this agenda item will be discussed at the next Board meeting.

- c. Annual Meeting- Laurie was in touch with the custodian and confirmed the room set up. The Social Committee will provide the cookies as well as the coffee for the custodian to set up the coffee pots.

New Business:

- a. Drip Back Inspection- Bruce Palese will take over this responsibility.
- b. 2022 Budget- Lanny provided a draft of the 2022 budget.
- c. Halloween Party?- Kathy Malenfant asked that Rob send out an e-blast requesting homeowners to RSVP by October 15 if they were attending the Halloween Party. If there were not enough people attending, then the Social Committee would cancel the event. Laurie would then let GVR know that the HOA would not be using the Anza Room.

Adjournment: The meeting was adjourned at 4:02PM.

Respectfully Submitted,

Laurie Petrillo, Secretary

The Links HOA

May 17, 2021

Minutes

The Links Board of Directors met at 3:00PM on Monday, May 17, 2021 in the Santa Cruz Room at The Springs. Board members present were Michael Malenfant, Bruce Bushey, Mike Clemens, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, and Bruce Palese.

Homeowners attending were Kathy Malenfant, John and Virginia Gengler, and Katharine Voight.

The March 15, 2021 minutes were previously approved.

Treasurer's Report- Michael Clemens: The April expenses were \$3,236.43 and income was \$805.42. The Total Reserves were \$229,759.21 and Total Assets were \$267,387.08.

A motion was made by Lanny Voight, seconded by Bruce Bushey, and unanimously passed to approve the April's budget report.

President's Comments- Michael Malenfant: Mike M. asked that Rob Petrillo would add a direct link to the approved monthly minutes when he sends them out in the eblast. He mentioned food and beverages are now allowed in the GVR meeting rooms.

Vice President's Report- Bruce Bushey: Bruce B. asked if there were specific quiet time hours. There are no specific hours mentioned in our guidelines.

Secretary's Report- Laurie Petrillo: Room reservations have been made for the Santa Cruz Room at The Springs for September until December.

Member Forum: The Genglers thanked Bruce P. for cleaning up to the picnic area. They said their pest problem has been resolved.

Physical Facilities- Jim West: Jim would like to have the Board meet in September to walk the road to examine what work is needed. Then he would get bids for the work the Board decides is needed- repairs versus replacement. He would also create a timeline for the work. He hopes the road will be done in 2022.

Landscape- Bruce Palese:

- a. Common Area Event Registration- Bruce P. will add to the registration form that no pets will be allowed at a common area event. Mike C. will check our liability to see

if guests at an event on the HOA's common area will need to sign a waiver. Link Ups can be held in the common areas as well as private events.

- b. Cochineal Scale Return- The scale has returned on some of the cacti. Home Pest Management thought it looked like a "new" infestation, but gave a one time warranty treatment. Bruce P. will continue to keep an eye out on the plant conditions.

ARC/Compliance- Lanny Voight- The were no issues.

Legal Affairs- Rita Collier: Rita mentioned the HOA could increase the transfer fee to \$400. She will find out how many other HOAs charge \$400.

Unfinished Business:

- a. Annual Meeting- GVR did not have the Anza Room available for September 29 for our Annual Meeting. Laurie will try to reserve the room for another date in that week in the afternoon.

New Business:

- a. When and Where for Link Ups-

A motion was made by Mike Malenfant and seconded by Mike Clemens to rescind last month's motion being - that the HOA for the time being will not sponsor any social events except those held in GVR where masks and social distancing will be required. The new motion was unanimously approved.

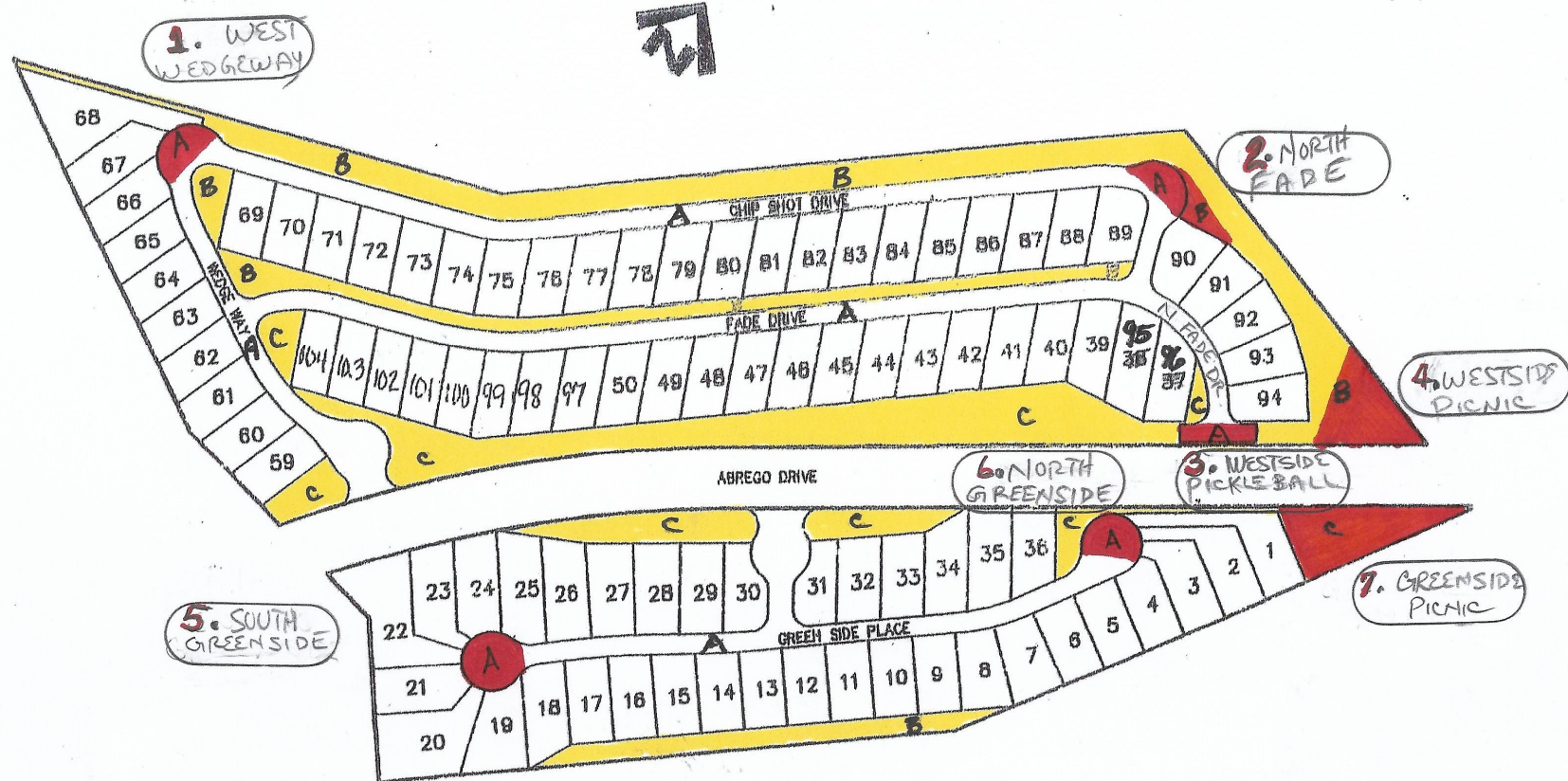
This decision to allow Links Ups and Ladies Luncheons was based on the new CDC and GVR guidelines. Kathy Malenfant will continue to organize the luncheons and Rob Petrillo will continue to sign up homeowners for The Link Ups.

- b. The Picnic Area Bridge- Mike C. will remove the poles at each end of the bridge since they are no longer needed.

Adjournment: The meeting was adjourned at 3:32PM.

Respectfully Submitted,

Laurie Petrillo , Secretary



COMMON AREA EVENT LOCATIONS (IN RED)

THE LINKS AT SANTA RITA SPRINGS

The Links HOA

April 19, 2021

Minutes

The Links Board of Directors met at 3:00PM on Monday, April 19, 2021 at the HOA's picnic area.. Board members present were Michael Malenfant, Mike Clemens, Lanny Voight, Rita Collier, Jim West, and Bruce Palese. Attending by Zoom were Bruce Bushey and Laurie Petrillo.

Homeowners attending were Tim and Janie Perkins and Bud Montgomery.

The March 15, 2021 minutes were previously approved.

Treasurer's Report- Michael Clemens: The March expenses were \$4,926.79 and income was \$788.12. The Total Reserves were \$229,565.17 and Total Assets were \$269,818.09.

A motion was made by Lanny Voight, seconded by Bruce Bushey, and unanimously passed to approve the March's budget report.

President's Comments- Michael Malenfant: See New Business a.

Vice President's Report- Bruce Bushey: Bruce B. was wondering if GVC was financially benefiting from the distributing of the Directories like they had been in the past. If so, GVC needs to show accountability of where that money is being used.

Secretary's Report- Laurie Petrillo: Room reservations can be made for monthly board meetings and the Annual meeting. Laurie will request the Santa Cruz meeting room for monthly meetings in May and September to December and the Anza Room for the Annual Meeting for the end of September.

Member Forum: Praise was given to Bruce P. for the work done to the picnic area.

Physical Facilities- Jim West: Nothing new to report.

Landscape- Bruce Palese: Bruce P. submitted this report:

" I met with Horne pest control on April 12 regarding pest control in the picnic area. Martin and I walked through the North Fade common area and he noticed many Kangaroo mice holes. The picnic area in contrast had no holes showing little pest activity. The area where cactus was cleared showed no sign of any nests although one pack rat was killed during the clearing. Martin suggested that the pests the residents may be seeing are from the North Fade area or even the golf range. I later checked the golf course and resident's property but found no ground holes. The resident indicated

that the poison he puts out is consistently gone every two days. No serious damaged has occurred.

Martin suggested our correction activities should center around controlling the area at North Fade. This involves adding pellets to each hole observed which interferes with the reproduction cycle and kills the adults inside the hole. This would be performed possibly in connection with a gassing of the hole or use of a rodenticide box. This last idea has possibly harmful effects on other animals. The treatment is performed once a month for one year. Activity is monitored each month by use of a flagging system. The quoted cost for service was \$1664 over one year."

Bruce P. was not recommending the spending of \$1664, since there was no damage to the homeowner's property. The rest of the cacti will be removed from the picnic area by the end of the year. The area will be monitored for pests. It will be up to homeowners to control pests on their property. The picnic area could be improved for parties. Tables and gravel could be added. Since the Picnic Area is a common area with an easement, homeowner restrictions can be made. If it is used for events, then a Picnic Area Usage Request Form will be needed. The form would include a waiver of liability for guests that do not belong to the Links HOA. This will fall under the responsibility of the Landscaping Committee. This will also prevent double bookings of the site. Even though the area has a firepit, no fire or cooking will be allowed. Areas 12 and 14 will be refreshed in May. There was a donation of river rock by Andy Stinson.

ARC/Compliance- Lanny Voight- The homeowner who put in a new AC unit without an ARC request is not in ARC compliance. They still refuse to surround the unit with a wall. If they do not remedy this situation, actions that could be taken are sending an email saying they are in violation, next issue a formal complaint letter, give a notice of a fine and a last resort would be putting a lien on the house. Another home, 2777 S. Chipshot Drive has shown signs of neglect- dead and dying plants in the gardens, rusting gates, walls in need of being painted. Lanny has been unable to get in contact with the homeowner. Laurie provided Lanny with the contact number for the son, he will try to contact him.

Legal Affairs- Rita Collier: Rita informed the Board that there must be follow ups on any HOA issues. There needs to be a steps taken timeline for issues to be resolved. If one homeowner gets away with an infraction, then it sets a precedent for others to follow. Revisions to CC and Rs and By Laws need to be periodically updated and revised issues sent to the homeowners. There are approval procedures that need to take place before they are finally recorded. The last CC and Rs were updated in 2006. An HOA should not copy rules from other HOAs. Our transfer fee amount is not listed correctly with the realtors and it needs to be updated to \$300. We could increase them up to \$400 if we wanted.

Unfinished Business:

- a. Annual Meeting- It was decided that Laurie would request the Anza Room for an afternoon towards the end of September.

New Business:

- a. When and Where for Link Ups- Not all homeowners in the Links have decided to receive their COVID 19 immunization shots. This will cause problems concerning the Links Ups and Ladies Luncheon and other Links social functions. Rita reported that the HOA cannot discriminate based on who has or hasn't received their immunization shots, however if it is a private event they can.

A motion was made by Mike Malenfant, seconded by Bruce Palese and unanimously approved, that the HOA for the time being will not sponsor any social events except those held in GVR where masks and social distancing will be required.

Residents can have private parties as long as the term "Link Up" is not used. Residents cannot use The Links' email blast through Rob to announce any type of social gathering.

- b. HOA Election Results- Laurie and Carol Blazick met at Laurie's home and tabulated the returned 2021 HOA Board Election Ballots. 79 of the 94 ballots were sent back. Jim West and Lanny Voight were re-elected as The Links Board members. All Board members will remain in their current positions.
- c. Directory Committee- Judy Miller and Carmen Scarlott will be responsible for the distribution of the Directory.
- d. Web Back Up Support - Rob Petrillo will be the backup Web person. Mike C. will meet with Rob.
- e. GVC Representative- At the moment The Links does not have a GVC representative since Anne Boyd has moved. Rob will send out an eblast asking for a volunteer to attend the monthly meetings.

Adjournment: The meeting was adjourned at 4:11PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

March 15, 2021

Minutes

The Links Board of Directors met at 3:08PM on Monday, March 15, 2021 via a virtual Zoom meeting. Board members present were Michael Malenfant, Bruce Bushey, Mike Clemens, Laurie Petrillo, Lanny Voight, Rita Collier, Jim West, and Bruce Palese.

Homeowner Pat Vincent was on audio.

The February 15, 2021 minutes were previously approved.

Treasurer's Report- Michael Clemens: The February expenses were \$4,620.69 and income was \$207.71. The Total Reserves were \$229,390.08 and Total Assets were \$273,956.44.

A motion was made by Lanny Voight, seconded by Jim West, and unanimously passed to approve February's budget report.

President's Comments- Michael Malenfant: Mike M. asked Rita to summarize the changes to real estate laws into a brief presentation. Rita said she will make copies of changes she received. The Board was asked about their comfort level for returning to in person meetings, the other possibility was to continue Zoom meetings for April and May and in person meetings to resume in September.

A motion was made by Mike Malenfant to continue the Zoom meetings for the next two months. Laurie Petrillo seconded it. Rita Collier, Mike M. and Laurie voted to approve the motion. Mike Clemens, Jim West, Bruce Bushey, Bruce Palese, and Lanny Voight voted against the motion. The motion did not pass.

Another motion was made, this time by Bruce Bushey and seconded by Rita to meet in an outdoor venue setting for the next two months.

The motion was passed with only Laurie voting against it.

Bruce B. will be in charge of finding and reserving the space to meet.

Mike M. did not get a response back after the Board's letter was sent to GVC about needing more accountability about their budget and request for future plans. The Links GVC representative/alternate did not receive the ballot for the GVC election.

Vice President's Report- Bruce Bushey: Nothing to report.

Secretary's Report- Laurie Petrillo: 83 out of 94 Age verification forms have been returned. Rita said 80% of the forms needed to be returned to be in compliance with the 55 and over homeowner requirements. We have met that.

Member Forum: Pat Vincent expressed concern about Bruce P.'s antique tractor seat being stolen from his front yard. She had suggested to Mike M. that cameras be installed at the front gates of the HOA. There is no money in the budget for this. It was felt that it was the responsibility of the homeowner to install cameras or a Ring bell to monitor their own property.

Physical Facilities- Jim West: Nothing new to report.

Landscape- Bruce Palese: The refresh for the picnic area has been rescheduled. The dying and overgrown cacti seem to be contributing to a rodent infestation. The homeowners next to the picnic area have asked for something to be done, since the rodents are now a problem on their property as well. Ways to improve this situation would be to 1. remove low lying cacti and plant debris 2. Gravel the picnic area to make it more difficult for the rodents to make nests. (This is a costly remedy) 3. Hire a pest control company to apply pesticides (This could harm the predators that may eat the poisoned rodents. 4. Reach out to a pest control company on ways to reduce the rodent population that are more ecofriendly. Bruce P. will start with #4 as well as having the landscaping crew remove the dying plants. It was recommended to add a line item to next year's budget for rodent control. There are five African Sumac trees on common areas, these could be removed since they are not indigenous. One had three trunks in one tree. Two of the trunks were removed to help maintain growth size. Bruce thanked Lanny, Mike C. and Jim for the good job they did on repairing the bridge.

ARC/Compliance- Lanny Voight- New homeowners will be having a garage sale. A courtyard wall was approved. Lanny talked to these homeowners regarding the contractors' vehicles driving onto the common area next to their house. The homeowners are aware they are responsible for any damage done. Having discussions with a homeowner regarding the new air conditioning unit that was installed in their casita without an ARC Request form. The new unit is an off-white color and very visible, especially to their neighbors, but also from the street. I have asked for the portion that is attached to the casita to be painted same as the house color and the portion sitting on the ground to be surrounded by a wall. The homeowner is resistant regarding the wall, prefers to have plants obscure the ground unit. Discussions are continuing.

Legal Affairs- Rita Collier: An HOA can't prevent solicitation if a permit is gotten and an ID of organization is apparent. The Board can ask anyone attending a meeting to wear a mask and social distance, but they cannot require having the COVID vaccine.

Unfinished Business:

- a. Annual Meeting- Legal Timeframe Requirements for an Annual Meeting? - Rita said that an Annual Meeting must be held within the 12 month period. The Board will aim to hold one in the fall.
- b. Will the Merger of Sunland and Ace Asphalt affect the Cost of the Greenside Road Replacement? - There will be less competition for business so prices may increase. Greenside road repair/replacement is planned for 2022. The Board needs to walk the roads to see what needs to be done, and then get three bids. Bids are only good for a few months, so they will need to be obtained close to the time the work would be done. The roadwork could be delayed until 2023 to save up additional money.

New Business:

- a. Which Board Members have had their Covid Shots?- Most members have had at least their first shot.
- b. Comfort level of Board Members Meeting in Person- See President's Comments.
- c. When Will GVR Open Rooms For Meetings? – At the present time rooms are limited due to distancing requirements. Most clubs have not been given the go ahead to resume meeting. We will monitor the GVR website and blasts for updates.
- d. Communication Policy Update- Rob will send Lanny the final version of the Communication Policy to Lanny to be added to the HOA's Guidelines.

Adjournment: The meeting was adjourned at 4:27PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

February 15, 2021

Minutes

The Links Board of Directors met at 3:00PM on Monday, February 15, 2021 via a virtual Zoom meeting. Board members present were Michael Malenfant, Bruce Bushey, Laurie Petrillo, Bruce Palese, Lanny Voight, Rita Collier and Jim West. Mike Clemens was not present due to a death in the family.

The January 18, 2020 minutes were previously approved.

Treasurer's Report- Michael Clemens – submitted this:

My Feb. treasurer's report is as follows;

Total Income - \$52171 which includes \$44462 in member dues, \$7500 reserve transfer, and \$209 in interest

Total Expense - \$2595

Total Reserve - \$229196

Checking Acc balance - \$14305

MM Acc balance - \$71685

Outstanding Checks - \$2096

Total Assets - \$278920

The CPA firm has completed our Links HOA 2020 tax returns. The amount due equals \$396 for our federal return and \$92 for our AZ state return.

**A motion was made by Lanny Voight, seconded by Rita Collier and
unanimously passed to approve January's treasurer's report.**

President's Comments- Michael Malenfant: Mike received his 1st COVID injection. Safeway was administering shots 70+.

Vice President's Report- Bruce Bushey: Bruce was discussing the need for less than 3000 degrees Kelvin for outdoor lights due to the Dark Skies requirements. White lights attracted more bugs, he would prefer yellow bulbs.

Secretary's Report- Laurie Petrillo: 51 Age verification and election forms have been returned so far.

Member Forum: none

Physical Facilities- Jim West: Submitted this report: I want to thank Mike Clemens and Lanny Voight for the work that they did in repairing the bridge. We were able to make the bridge safer to walk on by adding a new center support beam. The total cost of adding the beam was \$131.90. The deck boards on the bridge are very worn. We secured all loose boards. The bridge should be inspected periodically. If any loose boards are found, we should replace all of the deck boards. The cost of replacing deck boards will be about \$500.00 for material. It was reported that the flood light on the east gate was no longer working. The light was burnt out, and did not have a replaceable bulb. It was necessary to replace the entire fixture. A new fixture was purchased from Amazon and installed for about \$10.00. New Fixture: 13W Outdoor LED Flood Light, Wet Rated IP65, Super Bright, Universal Voltage 120-277V,

Landscape- Bruce Palese: The snorkel truck was more expensive to rent than anticipated. The results were disappointing. Not all trees could be accessed by the truck due to terrain conditions. It was very time consuming because of the need to continually make adjustments. A suggestion was made to perhaps not have trees for easier, less expensive maintenance, and then have more natural desert landscaping. However, it would need to be checked with Pima County if there was any kind of tree specifications for our subdivision.

ARC/Compliance- Lanny Voight: The homeowners who had selected shades to be attached to their house have decided to select a different color more in keeping with the approved paint color palette after speaking with Lanny. A home on Chipshot Drive made a request for a wall addition to the front of their house. A concern was if the wall being built needed the two saguaros to be removed. Bruce P. and Lanny will look into the legality of saguaro removal.

Legal Affairs- Rita Collier: The house that was being rented has now been purchased by the renters. 4 Links homes are for sale.

Unfinished Business:

- a. Annual Meeting Survey- Rob Petrillo sent out an eblast survey to the homeowners-only 6 responded saying they would attend an Annual Zoom Meeting. The Board will wait until the fall to decide how and when to hold the Annual Meeting.
- b. Culvert Bridge Repair Update- See Physical Facilities Report above

- c. GVC Email Update- Mike Malenfant sent GVC the letter (the motion the Board approved last month) to let them know of The Links Board's concerns about their dues increase and our need to know of their future plans for the HOAs and the Reserve Funds. Dick Roberts, the GVC Vice President, sent a response letter answering some of the Board's concerns.
- d. Culvert Screen Guards- The Javelina have destroyed the screens on the culvert by the East Gate. Bruce P. asked Felix (the landscaper) about repairing the screen. He has not responded back to Bruce. More rebar and screen would be needed for short term repairs.

New Business:

- a. None

Adjournment: The meeting was adjourned at 3:38PM.

Respectfully Submitted,

Laurie Petrillo , Secretary

The Links HOA

January 16, 2021

Minutes

The Links Board of Directors met at 3:00PM on Monday, January 18, 2021 via a virtual Zoom meeting. Board members present were Michael Malenfant, Bruce Bushey, Mike Clemens, Laurie Petrillo, Lanny Voight, Rita Collier and Jim West. Bruce Palese was attending by phone.

The November 16, 2020 minutes were previously approved.

Treasurer's Report- Michael Clemens: The December expenses were \$3,718.60 and income was \$596.73. The Total Reserves were \$278,127.01 and Total Assets were \$278,468.03. All Homeowner Assessments have been paid for 2021.

A motion was made by Lanny Voight, seconded by Bruce Bushey and unanimously passed to approve December's budget report.

President's Comments- Michael Malenfant: See Unfinished Business b.

Vice President's Report- Bruce Bushey: Nothing to report.

Secretary's Report- Laurie Petrillo: Age verification and election forms will be mailed out.

Member Forum: none

Physical Facilities- Jim West: See item a. in New Business.

Landscape- Bruce Palese: Bruce presented this report- The winter trimming is going smooth and efficient. We are well ahead on our winter tasks which prepares the shrubs for the next growing season. The 5 large trees along the west side of Abrego will be trimmed in January by use of a snorkel truck. The rental will cost \$270 but we should be able to trim all the trees in the same day. It took us 4 days last year because the trimming method and process was very inefficient (and unsafe). The Sants Ritas with cochineal scale have been treated twice with the third spraying before end of year. Most plants continue to show signs of severe moisture loss and expect more to completely die or partially removed. We need Mother nature to give us more rains.

On a better note, I expect there will be available time to start maintenance on the rock rivers so reserve monies won't be needed in the future. It has been 5 years and many rock rivers need attention. We will begin to set dates for the 3 refresh areas which will complete all the HOA showcase common areas to their original condition.

Lastly, we should come in under budget even though some unplanned expenses occurred. The additional monies in the 2021 budget will compensate for the increased landscape labor rate and the snorkel truck rental.

ARC/Compliance- Lanny Voight: No issues, a couple of paint requests have been approved.

Legal Affairs- Rita Collier: No Report

Unfinished Business:

a. GVC Membership-

A motion was made by Mike Clemens for The Links HOA to withdraw from funding our membership in the Green Valley Council. The motion was seconded by Lanny Voight. The vote was 3 for – Mike Clemens., Lanny Voight, and Rita Collier, and 5 against- Mike Malenfant, Laurie Petrillo. Bruce Bushey, Bruce Palese, and Jim West. The motion was not passed.

The 3 for the motion felt that GVC doesn't do much for the dues they charge, that there isn't much accountability about what the dues money is being used for. Reasons to continue as members of GVC were they are our voice to Pima County, they hold board member training and the Presidents Council, and provide a lot of information to the HOAs, they are a sounding board for questions, they assist with problems between the HOAs and Pima County. Mike M. had heard that GVC planned to have an HOA liaison and will hold one on one meetings with them.

Bruce Bushey made a motion to-

- 1. Pay the 2021 GVC membership.**
- 2. Send a strongly worded letter to GVC expressing our concerns for the increase in dues, and that the Board wants to know what plans GVC has for the future and for their Reserve money. Bruce Palese seconded the motion. Rita Collier and Mike Clemens were opposed. The other 6 Board members voted in favor . The motion passed.**

The question of our GVC membership will be reviewed again at the end of this year.

- b. WM Trucks on Curbs Update-The WM truck tires have been going on the curb in order to pick up the garbage cans. A complaint letter was emailed to the company requesting the drivers to stay on the street due to the concerns of damage being done to the concrete.

- c. Annual Meeting- Rob Petrillo will send out an eblast to survey the homeowners to see who would be interested in attending a virtual Zoom Annual Meeting.
- d. WM Fees- Rob will send out an eblast to notify our homeowners that the WM quarterly fee should be \$62.90 if they have automatic payment and paperless billing. If they pay more they should contact WM customer service.

New Business:

- a. Culvert Bridge Repair – Jim gave this report- The walkway bridge on the north end of our property needs repair. The current walkway deck boards are made of a composite material. They feel spongy when walking on them. There are also hair line cracks in some of them. The boards need to be replaced. There are also complaints about the hand railing needing work, but that looks like loose bolts. We have a choice of replacing the walkway boards with composite boards or wooden boards. Each has pros and cons. Home Depot has wooden deck boards already cut to 4' lengths. If we go with composite boards we would need to get them cut to the correct length. I could hire a handyman to install them, or a couple of us could install them ourselves.

Pressure Treated Pine Boards

5/4 in. x 6 in. x 4 ft. Pressure-Treated Pine Premium Ground Contact Decking Board (3-Pack)

Estimated cost: \$450.00 + Decking screws + Install

Trex Composite Decking Board

1" x 6" x 12'

Estimated cost: \$500.00 + Decking screws + Cutting charge + Install

Jim, Lanny, and Mike C. volunteered to fix the bridge for less than \$200. A time and date will be determined. Since it is under \$1000, there is no need for a motion and a vote. There was a concern if there would be any liability if the work is done by us. There would be liability if we do not repair the bridge.

- a. Dogs Off Leash - Not all dogs are being walked around our HOA held on a leash. Homeowners who are not following this law will be sent a reminder letter. A nuisance fine could be a possibility if this behavior continues.
- b. Homeowners Guidelines Fine Schedule- Mike M. will look into how the original fine schedule was created. Rita reminded the Board that there is a \$500 filing fee if legal action is needed to collect on a delinquent fine.
- c. Culvert Drain Pipe- The screen that was put on the opening of the culvert drains (to prevent coyotes raising their young in them) have been damaged by the javelina. They will need to be reinforced. Jim will look into that.

- d. Santa Rita Homeowners Association- Jim had been attending the meetings. Now that Bruce Bushey is vice president, Jim will give Bruce the information for February's meeting, and Bruce B. will continue to attend while he is the VP.

Adjournment: The meeting was adjourned at 4:15PM.

Respectfully Submitted,

Laurie Petrillo , Secretary