

The Links HOA

March 16, 2026 Minutes

The Links Board of Directors met at 3:30PM on Monday, March 16, 2026 at the Desert Hills GVR Center.

Board members present were Laurie Petrillo, Kaaren Zvonik, Patty Weber, Lanny Voight, Deb McPartland, Tom Conner, and Rita Collier.

Absent was Jennifer Stowell.

Homeowners present were Bud Montgomery.

President's Comments- Lanny Voight-Lanny called the meeting to order at 3:40.

Vice President- Kaaren Zvonik- See Compliance

Secretary's Report- Laurie Petrillo- Laurie told the Board she still hasn't been informed by GVR if Abrego South will be open for meetings yet due to maintenance issues. As soon as she is notified of the meeting place for April she will let the Board know.

A motion was made by Tom to approve the February's minutes and was seconded by Kaaren. The minutes were approved.

A motion was made by Tom to approve the 2026 Annual Meeting minutes and was seconded by Rita. The minutes were approved.

Treasurer's Report- Lanny said the last homeowner dues (which were late) were paid, which will be noted in March's financials. The payment of \$27,990.96 to Signal Gates for work done had to be paid in three checks. Electronic checks have a maximum of \$10,000. Lanny is considering putting the \$14,642.94 from the CD that matures in June into the HOA's Money Market to replenish monies used for the major gate repairs and updates.

The HOA is a Type C Corporation, non-profit.

Our accountant has completed the work on the HOA's 2025 taxes. The taxes were much higher than budgeted due to certain deductions that could not be claimed all in one year. Part will be declared for 2025 and part in 2026. The HOA owes \$803 for the Federal taxes and \$937 to the state. The accountant's fee remained the same, \$605.

Lanny reported that the 2025 and 2024 financial reviews were completed by himself and Dave Reiersen. There was one error discovered in the 2025 review that was a double payment of an expense; corrected in Jan 2026. The 2024 review found an error in the Jan balance for CD 104; the February balance was used in error. Lanny and Dave will continue with the other reviews.

The February financial report was presented. February expenses were \$2,867.20 and income was \$1.04. The Total Reserves were \$254,183.66 and Total HOA Assets were \$288,745.74.

A motion was made by Patty and seconded by Deb to accept February's financial report. The report was accepted.

Landscaping -Deb McPartland- The bushes on both sides of Abrego, Fade, and around the gates were trimmed. Two large trees on West Abrego were trimmed off the sides. Deb inspected the walls on West Abrego and Fade and found four houses with wall damage. Three from active overwatering of plants and one from a pool. The walls are losing mortar and color. She will contact the homeowners and let them know of the damage and explain wall repair is the responsibility of the homeowner. Deb will ask Rob in his blast to remind the homeowners that their bushes must be trimmed so they will not hang over the outside of their wall.

Physical Facilities - Tom Conner-A streetlight is out on Fade Drive. Tom put in a request to TEP for the bulb to be replaced. Tom spoke with Signal Gates asking for a discount to replace the gate safety loops. They said they would honor the quote they had given him originally and would not increase the cost even though their prices had increased. The cost will be \$6736.93 per side. The HOA has 2 sides- East and West. The loops are sensors (located in the pavement) that open and close the gates. At the moment, the sensors are not working properly and are not up to code safety.

A motion was made by Kaaren and seconded by Rita to have the loops installed at the cost quoted by Signal Gates. The motion was approved.

ARC- No Report

Legal- Rita Collier-Rita has been attending cautionary classes discussing topics such as wire fraud and title theft.

Compliance-Patty Weber-Patty has processed three parking permit requests.

The long-standing grievance between two Wedge Way homeowners has escalated and the Sheriff's Department was called. The HOA will no longer be responsible to help mediate the situation. All future problems between the homeowners will be handled by the Pima County Sheriff's Department.

A complaint came in about an unsightly green cloth being used as a shade cover. Since Kaaren knew the owners with the shade she talked to them and the green shade was removed.

A complaint came in about the weeds and neglect of the vacant house on Chipshot. Patty reached out to Ruby Del Campo, the general manager from KSW Properties. Patty was informed that KSW Properties will begin working at the house on March 18th which will include a yard clean-up. All work should be completed in about three weeks. Patty took photos of the property and sent them to Ruby as requested. The Homeowner who complained will be given this update.

Member Forum - No questions

New Business-

1. Laurie asked Tom to check the culvert tunnels for debris. Once coyote breeding season starts he will be unable to check them before the monsoon season. Deb said Points West has already cleared the area as part of their landscaping tasks.
2. A vehicle very early one morning exited by the dirt and gravel side of the West emergency gate. Deb was asked to have the landscaping crew move a big boulder/s to block that area to prevent this from happening again.

Adjournment- 4:48

Respectfully Submitted,

Laurie Petrillo

Secretary

The Links HOA

February 16, 2026 Minutes

The Links Board of Directors met at 3:00PM on Monday, February 16, 2026 at the Continental Vista GVR Center.

Board members present were Laurie Petrillo, Kaaren Zvonik, Patty Weber, Lanny Voight, Deb McPartland, Tom Conner, and Jennifer Stowell.

Absent was Rita Collier.

Homeowners present were Bud Montgomery, Bruce and Kathy Palese.

Before the board meeting the elected board members met and selected their new positions.

President- Lanny Voight

Vice President- Kaaren Zvonik

Treasurer- Lanny Voight transitioning Tom Conner into that role

Secretary- Laurie Petrillo

Landscaping- Deb McPartland

Facilities - Tom Conner

ARC- Jennifer Stowell

Legal- Rita Collier

Compliance/Parking Permits- Patty Weber

President's Comments- Lanny will be creating his own agendas, and will manage the information A frames and business kiosks. (Social Committee will still manage their own.) Laurie turned over the kiosk key to Lanny.

Vice President- Kaaren said she would assist Patty if needed.

Secretary's Report- The January minutes had two changes- to add "to discuss

grievances between two homeowners" and that there were 73 ballots turned in not 97.

A motion was made by Jennifer Stowell to approve the January minutes with those two changes. Kaaren Zvonik seconded it. The minutes were approved.

Treasurer's Report- Lanny said he will work with Tom to transition him into the treasurer position but first wanted to do the taxes and complete the yearly reviews set up this week and the next few weeks starting from 2025 going backwards.

The January financial report was presented. January expenses were \$5,396.43 and income (almost all from Annual Dues) was \$53,436.19. The Total Reserves were \$253,876.66 and Total HOA Assets were \$302,386.42. Laurie noticed some discrepancies - the numbers were off for YTD Expense columns of Web site, Postage, Printing, and Accounting.

After reviewing and correcting those items a motion was made by Kaaren and seconded by Laurie to accept January's financial report. The report was accepted. Lanny will send out an updated copy to the board.

Landscaping-For the last month, the landscapers have focused on spraying the weeds on Abrego and Fade Drive. Last week they cleaned up the park, trimmed the trees, and blew out the park area as well as the sides of Abrego. Next week they will be cleaning up the area behind the Fade Drive houses. They will trim the trees of broken and dead branches and will clear out the dead weeds. They will also be spraying the grass and weeds that have come along Chipshot Drive between the street and the arroyo. Deb will be checking the walls and notifying homeowners of the overwatering or water leakage causing the white staining on the walls which will eventually weaken them. Someone dumped large river rocks by the East cul de sac/ sidewalk connection. These rocks were blocking the proper flow of water runoff. Deb, Bud Montgomery and Lanny will work to correct this situation.

Physical Facilities- The gate repairs are complete, and the conduit rewiring is done. The next step is to have the ground loops repaired. The loops control the proper time for the gates to open and close. The loop that tells the gate a car has

completely gone through and is safe to close is missing. All the existing loops will have to be replaced since there are problems with those wires as well. Each gate has three loops. So we will need to replace twelve loops- Three opening, three closing on the East side and the same on the west side of the HOA. Each loop will cost @ \$1200. Tom will get a final estimate for our next board meeting.

ARC- No new projects and no finished projects. Lanny asked that the Board be notified when a homeowner's project is beginning and the estimated duration of the project.

Legal- No report

Compliance- The Board will be notified if a parking permit has been issued to help answer questions homeowners ask about a parked car. A permit should be displayed in the car windshield.

Member Forum - Questions were asked about the recent break in on a Fade home.

The wood door was damaged and money stolen sometime during Thursday night. The homeowner was not home. There were 4 other HOAs robbed as well.

Old Business/New Business- Robert Petrillo and Janie Perkins had been trying to organize a neighborhood watch for a while with little homeowner interest. Since the news of the break-ins, a number of homeowners have volunteered to be part of the watch.

Adjournment- 3:53 pm

Respectfully Submitted,

Laurie Petrillo

Secretary

HOA MEETING JANUARY 19, 2026

The Links Board of Directors met at Abrego South located at 1655 S Abrego Dr. Green Valley on January 19th at 3:00 pm.

Members present: Laurie Petrillo, Kaaren Zvonik, Patty Weber, Deb McPartland, Jennifer Stowell, Lanny Voight and Rita Collier.

Members Absent: Thomas Conner

Guests Present: Robert Petrillo, Dave Reiersen, Janie Perkins, and Bud Montgomery.

President: Laurie Petrillo opened the meeting with a welcome and a reminder of the upcoming Annual meeting which concludes with the Potato Bake Dinner after the meeting. She asked the Board committees to prepare a brief report for the Annual meeting. The Social Committee, Katharine Voight, has notified Laurie that they will fix the potatoes for the dinner. Laurie Petrillo also brought up for discussion the Ladies Luncheon trip planned for January. The issue being, the flyer actually posted is that the group is going to a Brewery. The concern is, would the HOA be held liable if there were some accident or something. It was discussed somewhat, and then it was decided to get more information. Rita will check into this. Laurie also informed all those present that there had been an Executive Session of the board held between the December and January meetings to discuss the grievances between two homeowners.

Secretary: Patty Weber reported on the December minutes, Jennifer Stowell moved to approve and Rita Collier seconded, the minutes were approved by all.

Treasurer: Lanny Voight reviewed the December financial report, and he informed us that everyone had paid their dues for last year and all but two have paid for this year. There was a short discussion about the "HUD" house on Chipshot, which is one of the two he is waiting on to pay for this year.

Monthly Expenses: \$6,287.08

Monthly Income: \$0.19

Total Reserves: \$253,663.75

HOA ASSETS: \$256,227.38

Kaaren Zvonik moved to approve the report and Jennifer Stowell seconded, all approved.

Lanny had some questions concerning the future audits or spot checking of the financials. For everyone's benefit he gave a brief review of what had happened in the last three years with the financials. His question is; What type of checking do we want to have- an audit that checks every number or do we want spot checking. He also wants it documented. After some discussion, a random month or more spot check was the conclusion.

Landscaping: Deb McPartland reported the landscapers will come Thursdays now instead of Tuesday. This past month we've continued to bring up some of the branches on some of the trees. We cleared up the Oak tree a bit making it safe to pass underneath. We also trimmed some of the trees around the cul-de-sac area on the east side of Abrego last week. Last week they did some heavy spraying. They will be clearing the Aurora on Chipshot over the next week or so. Point West is keeping everything well under control.

Physical Facilities: Laurie Petrillo (reporting for Thomas Conner) The new gate operators will be installed in January. The hinge on the west emergency gate is broken.

Arc: Jennifer Stowell reported she had two new requests and one completed. She wanted to discuss with the group some concerns over one of the new requests about raising the wall on their property to prevent their dog from jumping over it. After some discussion it was concluded they would not be able to change the wall.

Legal: Rita Collier informed the group that she planned to attend the GVR Real Estate and HOA Class coming up. It is her hope she might gain some new insights, or anything that might assist us in our work.

New Business:

- Nominations Chair Robert Petrillo announced there were 73 ballots sent in, and all the Board members were elected.
- Janie Perkins suggested that Neighborhood Watch be reinstated again in our Links association.

Respectfully submitted, Patty Weber

Adjourned at 4:10 pm

Next meeting: February 16, 2026