

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
Conaga Park in Bloomingdale West
3940 Canoga Park Drive
January 10, 2006

MINUTES

Call to Order: This was the 1st Board Meeting of the 2006 Board of Directors. Four Directors (Debra Phillips, Donna McKinnon, Paul King, and Tom White) were present. Pamela Pinner represented McNeil Management Services.

Verify Quorum: Four of the five Directors were in attendance to start the meeting. Thus, there was a quorum.

Confirmation of Proper Meeting Notice: Notice was posted on the Links Posting Board at the Guard House more than 48 hours prior to the meeting. Thus, the notice was timely.

Reading of Minutes: Meeting notes for October 3, 2005 were accepted by the Board, and signed/ dated by the secretary.

Financials: Financial report as of December 31, 2005 was submitted by McNeil. There was \$ 8371.61 in the Colonial checking account and \$20,158.42 in the AmSouth money market account for a total of \$28,503.03.

Delinquent Accounts: Only one delinquent account for 2005. The \$230 annual HOA assessment remains.

4329 Swift Circle- Delinquency account notices were returned "unclaimed". Attorney issued coupon stop on 9/9. Board voted 3-0 on 10/3/05 to have a foreclosure notice filed. Status report was that it was still "in process".

Unfinished Business:

Security System - Paul suggested installing fluorescent bulbs at guard house rather than halogen. The Board voted 4-0 to have Staples Electric replace these bulbs at a cost not to exceed \$300. **Action: McNeil**

It was noted that "tapes" from the security system will be reviewed only if a crime report is submitted to the police and that the police then want to look at tapes. This will be indicated to all homeowners in an upcoming LINKS HOA newsletter.

Entrance/Street Signs

This is in review with the ACC.

Action: ACC

Supplemental Rules and Regulations

The 2006 Board will issue this document to all homeowners in order to clarify some issues based on the original "Declarations". **Action: Tom/McNeil**

Architectural Alteration Issues

4306 Swift Circle - Paint exterior - The Board agreed to have McNeil send a certified letter to the Owner to clean and repaint the exterior.

4309 Duncombe Drive - Repaint with ACC approved colors - Paul to check the approved colors vs applied paint. The Board directed McNeil to send a 30-day notice letter, after January 19, to repaint if wrong colors.

4329 Swift Circle - Stains on exterior - The Board directed McNeil to send the Owner a 30-day letter to correct same.

4412 Swift Circle - Paint exterior/ ACC approved paint colors - Same action as above.

4522 Swift Circle - Repaint exterior - Same action as above. Photo of home on 9/10/98 indicates that trim was white.

Action: McNeil

New Business

None.

Adjournment

Board Meeting: The next HOA Board Meeting will be held at the Conaga Park in Bloomingdale West , 7 PM on Tuesday, March. 14, 2006.

Adjournment: The board moved to adjourn the meeting at 8:05 PM. The motion was carried 4-0.

Thomas M. White, Secretary

Date Approved