

The Links Homeowners Association (HOA), Inc.

2008 Annual Meeting

Bloomingtondale Community Center

3940 Canoga Park Drive

November 5, 2008

MINUTES

Call to Order: This was the 2008 Annual Meeting of the Links HOA. Three Directors (Debra Phillips, Greg Pifer, and Tom White) were present.

Verify Quorum: Three Directors were in attendance to start the meeting at 7 PM. Thus, there was a Board quorum. However, as only 20 homes had an attendee at the meeting, there was not a homeowners' quorum (greater than 50% of 103 homes). Doug Pinner represented McNeil Associates.

Confirmation of Proper Meeting Notice: Notice was posted on the Links Board at the Guard House more than 48 hours prior to the meeting. Also, owners' notifications were mailed on October 17, 2008; i.e., over 15 days prior to this meeting. Thus, the notices were timely.

Reading of Minutes: Tom White read the minutes from the 2007 Links HOA Annual Meeting which was held on November 13, 2007. The meeting notes were accepted by the Board and signed by the Secretary.

Financials: As of October 31, 2008, the total Links assets were \$28,409.75. This consists of a 3-month CD of \$10,318.74 maturing in 12/08 and a Colonial checking account of \$18,091.01. It was noted that three homeowners were in arrears on the 2008 Annual Assessment (total of \$767.04).

Unfinished Business:

Greg noted that the two new "Caution Children Playing" signs are too tall and the contractor needs to correct same.

Action: McNeil

New Business:

-Community Update

The front entry will have new plantings for the holiday season. Robin Cole will contact Al Devney of Bloomingtondale Homeowners Association to advise him what work will be done.

Action: Robin Cole

The schedule for repaving the roads in the Links was raised. Greg will check with the County on the latest schedule.

Action: Greg Pifer

A Links resident recently fell on the sidewalk due to uneven concrete sections. Tom will locate sidewalk areas that need to be grinded down, prepare a letter, and (working with McNeil) send letter to the County. **Action: Tom White/ McNeil**
Susan Smith volunteered to be the Links HOA Web Site Coordinator.

-Budget/Assessment Discussions

For 2008, the HOA budget was \$26,367; this was under spent by \$9,679. The Board voted 3-0 to maintain the 2009 Annual Assessment at \$300.

- **Election of Directors**

The following were designated as the 2009 Links HOA Board of Directors; Greg Pifer, Eric Steel, Carlos Cruz, and Tom White. An additional director may be added at a future date so that we can continue as a five-member Board.

Adjournment: The Board moved to adjourn the meeting at 8 PM. The motion was carried by a vote of 3-0.

Thomas M. White, Secretary

Date Approved