

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 30, 2009 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom White at 7:02 p.m. Manager presented affidavit of mailing as proof that budget meeting notice was mailed to all owners at least 15 days in advance. Affidavit filed for audit. Directors Eric Steel, Greg Pifer, Carlos Cruz, and Ron Luron also attended. It was determined that a quorum was established. McNeil Management was also present. Homeowners John Scobie and Robin Cole attended.

2. Reading of Unapproved Minutes

On Motion: Duly made by Ron White, seconded by Eric Steele and carried unanimously.
Resolve: To waive the reading of the minutes and approve the minutes as presented.

3. Financial Reports

The Manager presented the monthly financial status and delinquent account status.

4. Committee Reports

Website: Robin Cole indicated that there was no interest from the homeowners with regards to the publication of businesses on a website for other homeowners to view. She is, therefore, not continuing this effort.

Social: Tom White will contact Joan Sogan to ask if she would like to be the Lead person on the Social Committee. McNeil will send a notice out when new owners move in so they can be welcomed into the community.

5. Unfinished Business

Security Camera System: Tom White stated that the proposal from Brinks was not acceptable because they wanted to replace all of the Security Camera System. Tom White recommended that we get a quote from Security Concepts to install a new DVR because we do not have the key to access the current DVR. Board agreed 5-0 to purchase the DVR. McNeil will check on the DVR recording time and warranty. Board would like to see what the price is for a DVR that holds more recording time. The Board agreed 5-0 to purchase maintenance from Security Concepts for 3 months. The Board agreed 5-0 to purchase a UPS. McNeil will check on the UPS price from Security Concepts. The Board agreed 5-0 to allow McNeil to move forward with the DVR purchase if the price for higher recording time does not change current price.

6. New Business

Management Reports: Manager presented Notices Report, Violations Report and Architectural Alterations report to board. Board provided additional direction regarding enforcement actions against lots with ongoing violations.

Budget Discussion and Vote: Board and visitors discussed the proposed 2010 budget and assessment. John Scobie requested that the Board review the budget and expenses to identify any surplus funds. Board agreed 5-0 to review the budget and provide John Scobie with an answer to the surplus.

On Motion: Duly made by Ron White, seconded by Greg Pifer and carried unanimously.

Resolve: To approve the 2010 budget as proposed and hold the 2010 assessment at \$300/lot.

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7. Adjournment

On Motion: Duly made by Ron White, seconded by Carlos Cruz and carried unanimously.

Resolve: To adjourn the meeting at approximately 8:35 PM.

Prepared by Carlos Cruz, Secretary