

# THE LINKS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting January 5, 2011 Meeting Minutes

### 1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom White at 7:05 p.m. Tom White indicated that the meeting announcement had been posted only 24 hours in advance. Directors Eric Steel, Greg Pifer, Steve Keen and Carlos Cruz also attended. It was determined that a quorum was established. Kendra Gustafson from McNeil Management was also present.

### 2. Reading of Unapproved Minutes

Tom White moved to approve previous meeting minutes.

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

**Resolve:** To approve the prior minutes.

### 3. Financial Reports

The Manager presented the monthly financial status and delinquent account status. Manager indicated to the Board which properties have new ownership which should soon clear up their delinquent status. Association attorney is proceeding with the collections process as outlined in the uniform collection policy for the delinquent accounts.

### 4. Agenda Items

**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.

**Damaged Sign Bases:** Manager presented recent photos of damaged base at the intersection of Delamere Court and Swift Circle. Manager has been working with vendor (Creative Mailbox & Sign Design) to obtain information for repair work. Board was presented with a repair quote, but has decided to hold off for right now. Board will review all bases throughout the community to see how many are damaged. If there are only (2), Board will see that they are repaired. If all are damaged, Manager will notify vendor to repair per warranty.

**Guard House DVR & Security Monitoring:** Board discussed current status of DVR equipment. With the exception of the motion lights, all equipment is properly functioning. Manager will inquire with current vendor (Security Concepts) to obtain security code for DVR. Board indicated their interest in seeking professional advice from local vendors for the proper (most effective/efficient) operation of the DVR equipment, Security Monitoring, and Guard House monitoring. Manager will contact local vendors to have formal presentation conducted at the next Board Meeting.

**Board Office Positions:** Board indicated a need to adjust current positions of Board Members.

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

**Resolve:** To adjust Board positions as follows: President (Greg Pifer) – Vice President (Eric Steel) – Secretary (Tom White) – Treasurer (Steve Keen) – Director (Carlos Cruz)

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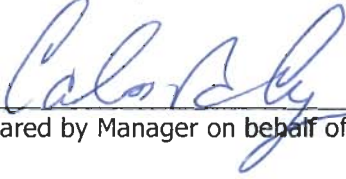
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## 5. Adjournment

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

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



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Prepared by Manager on behalf of Tom White, Secretary