

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 2, 2011 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President Greg Pifer at 7:10 p.m. The Board confirmed that the meeting notice was posted at least 48 hours in advance. Directors 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

Greg Pifer moved to waive the reading of and approve the previous meeting minutes.

On Motion: Duly made by Greg Pifer, seconded by Steve Keen and carried unanimously.

Resolve: To approve the prior minutes.

3. Financial Reports

Greg Pifer presented the monthly financial status and delinquent account status. Manager provided supporting information regarding questions to specific properties on the Delinquent Account Report. Accounts that have not paid, or made payment arrangements, will be turned over to Collections this week. The 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.

Guard House DVR & Security Monitoring: Greg Pifer discussed his recent correspondence with (3) potential security vendors; Security Concepts, Protection One, and CTG Technologies. Security Concepts did not return the call, Protection One proposed the HOA to purchase and install an entirely new system, and CTG indicated that they would be able to work with the Association's existing security equipment and minimize the need for the Association to purchase additional parts. Greg indicated that CTG had completed their initial inspection of the equipment. Based on their findings, they propose a new tag camera, lens replacement, installation of one (1) new strobe light installed at the center of the Guard House eaves, in lieu of the existing four (4) strobe lights, and minor adjustment to the cameras. Total cost of CTG's proposal is \$942 plus tax.

On Motion: Duly made by Carlos Cruz, seconded by Steve Keen and carried unanimously.

Resolve: To approve CTG Technologies proposal of \$942 plus tax for security equipment repair.

Community Newsletter: Board indicated that they are working to obtain information to post in a community newsletter. Board will notify Manager once newsletter is composed and ready for homeowner distribution.

Damaged Sign Bases: Greg Pifer and Carlos Cruz indicated that inspection of the damaged sign bases is pending, and additional information will be obtained and discussed at the next Board Meeting.

THE LINKS

H O M E O W N E R S A S S O C I A T I O N , I N C .

Guard House Roof: Greg Pifer indicated that roofing material on the guard house is starting to come loose. Board requested Manager to contact vendor to have roof material inspected and advice on how to repair. Manager schedule meeting so that Greg is able to attend and discuss concerns first hand.

5. Adjournment

Directors Comments: Greg Pifer indicated the possibility of changing meetings from Wednesdays to Tuesdays. Manager will review meeting schedule and respond to Board with possible options for adjustment. Once dates are confirmed, Manager will inform webmaster to update Association website.

On Motion: Duly made by Carlos Cruz, seconded by Greg Pifer and carried unanimously.

Resolve: To adjourn the meeting at approximately 8:20 PM.

Prepared by Manager on behalf of Tom White, Secretary