

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting November 2, 2011 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:40 p.m. It was determined that timely notice of the meeting was given. Affidavit of Mailing displayed as proof of proper notice, affidavit filed for audit. Directors Greg Pifer, Tom White, Steve Keen and Carlos Cruz attended. It was determined that a quorum was established. Kendra Gustafson and Gigi Holmes of McNeil Management were also present. Residents present were: Joe and Jeanne Poliseo, Susan Smith, Linda Hagan, Marcia Richards, John Scobie, and Mike Harrigan.

2. Reading of Unapproved Minutes

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

Resolve: To waive the reading of the minutes and approve the minutes as presented.

3. Financial Reports

As of 9/30/2011, the MM fund = \$23,071.93 and Checking/Savings = \$32,323.58 for a total of \$55,395.51. As of 9/30, the HOA is under budget by \$4,928.60.

John Scobie questioned the apparent year-to-year increase in the HOA \$ balance. Steve Keen will review the past 5 year HOA balances and discuss same with John. **Action Steve Keen**

4. Unfinished Business

Manager presented Notices Report, Violations Report and Architectural Alterations report to board.

It was noted that there are currently 4 foreclosures and 2 more pending in the Links. Thus, the total will be 6 by years end.

5. New Business

Jeanne Poliseo and Michael Harrigan volunteered to be on the Architectural Control Committee. Jeanne will be the Chair. Other ACC members are Carlos Cruz and Greg Pifer.

In order to speed up ACC review/approvals, emails may be utilized.

It was noted that the 2012 Links HOA assessment will remain @ \$300/home.

2012 Links HOA Budget- Motion by Steve Keen to approve same. Second by Tom White. Motion carried unanimously, 4-0.

4929 Swift Circle – HOA Reserve Fund, LLC bought title to the property and there is someone living at the home. They own the property until bank foreclosure action and negotiations. The front door has been repainted. In response to Marcia Richards question, McNeil will advise the current owner of the Links "Declarations" document web site address and ACC requirements. Note that the latest Updated Guidelines and Rules and Regulations for "The Links" was approved by the Board on August 15, 2006. **Action: McNeil**

Greg noted that we may need to repair sign bases and parts of the security system in the near future.

6. Adjournment

Motion was made by Carlos Cruz, seconded by Steve Keen and carried unanimously. Meeting was adjourned at 7:30 PM.

Thomas M. White, Secretary