

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting November 18, 2020 Virtual Zoom Meeting

1. Call to Order

The meeting was called to order by President, Ray Alzamora at 7:03 p.m. Meeting notice was posted 24 hours in advance. Timely notice was not provided however the Board wished to continue to discuss items. Board members Carlos Cruz, Jack Hampton, Greg Pifer and Chad Nichols were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes: The Board reviewed the prior board meeting minutes dated September 23, 2020. The minutes will be ratified at the next Board meeting.

2. Management Reports: Manager presented financial reports and management reports. Recurring notices will be mailed to owners on the violations list.

3. Old Business Items

BSTD – irrigation pump/electrical use: Chad is working on due diligence and will send a list of questions to manager for drafting of a letter to BSTD. Manager to investigate who owns the irrigation well.

Maintenance of assets: Project has reassigned from Carlos to Greg to gather costs of assets (well pump, irrigation system, guard shack/roof replacement, etc.).

Color palette: Ray presented conversion chart of Behr, Valspar, and other miscellaneous paint manufacturers to Sherwin Williams. Manager confirmed that paint alteration applications will be compared to the conversion chart first for accuracy before applications are forwarded to the ACC.

Guard shack – window ac unit: Greg is waiting for a sale on window ac unit before purchasing.

Bulletin board letters: Manager presented proposal to the Board, and the Board will ratify the decision to order a double set of letters for \$215 plus tax at the next board meeting. Greg volunteered to place a clear UV film on the plexiglass to help prevent letters from warping and becoming brittle.

Bases around street/stop signs: Manager indicated that bases around signs are in good shape and only need to be repainted. Handyman will repaint all bases for \$170. The Board will ratify this decision at the next board meeting.

5. New Business Items

2021 Meeting Schedule: Ray indicated that the July meeting is on a Thursday not a Wednesday. Manager will adjust the schedule to change the July meeting to Wednesday.

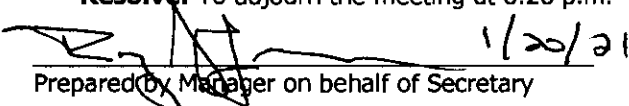
Insurance: Ray indicated concerns with insurance coverage; manager to look into.

4. Owners Comments: Owners extended a thank you to the Board for serving.

Adjournment

On Motion: Duly made by Jack, second by Greg and carried unanimously.

Resolve: To adjourn the meeting at 8:28 p.m.


Prepared by Manager on behalf of Secretary