

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting May 12, 2021 Virtual Zoom Meeting

1. Call to Order

The meeting was called to order by President, Ray Alzamora at 7:04 p.m. Meeting notice was posted 48 hours in advance therefore timely notice was provided. Board members Carlos Cruz 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 March 24, 2021.

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

Resolve: To approve the minutes as presented.

2. Management Reports: Manager presented financial reports and management reports. The Board decided to stop attorney process for Unit ID 2278. Ray communicated that all alteration applications are up to date.

3. Old Business Items

Bloomington Special District (BSD) – irrigation pump/electrical use: Per Chad, still working to communicate with BSD.

Maintenance of assets: The Board agreed at the last meeting that reserves should allow for replacement of the guard shack roof, digging of new well (if needed) and replacement of well pump. Range of \$20,000-\$25,000 should accommodate those needs when the assets fail and need to be replaced.

Guard shack – window ac unit: Store sales should occur soon for Greg to purchase.

4. New Business Items

Landscaping: The board requested proposals from other landscapers. Manager reached out to 2 landscapers however only received 1 proposal received. The Board decided to table at this time and instead engage owners prior to budget season to receive their input about entry remodel and landscaping maintenance. Chad will put together a survey monkey link which will be published on the website and mailed with the budget postcard prior to the September 15th budget meeting.

5. Owners Comments: none.

Adjournment

On Motion: Duly made by Ray, second by Carlos and carried unanimously.

Resolve: To adjourn the meeting at 7:50 p.m.

Board of Directors

Approved 9/15/21

Prepared by Manager on behalf of Secretary