

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

## Budget & Board of Directors Meeting September 15, 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 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 May 12, 2021.

**On Motion:** Duly made by Ray, second by Jack and carried unanimously.  
**Resolve:** To approve the minutes as presented.

The Board reviewed the prior board meeting minutes dated July 21, 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. Manager to ask the survey team to obtain new photos for Unit ID 2282.

### 3. Old Business Items

**Bloomingtondale Special District (BSD) – irrigation pump/electrical use:** The Board reviewed the proposed Memorandum of Understanding (MOU) revised by Ray Alzamora. Ray will make some adjustments to the MOU as discussed by the Board and will send the final version to the manager. The Board agreed to have the Association's attorney review prior to mailing to the BSD for consideration at their next Board meeting (to be mailed certified).

**Holiday wreaths:** Greg estimated about \$400 for cost of new wreaths and holiday lights. The Board acknowledged that decorations need to be replaced every 3-5 years.

### 4. New Business Items

**2022 Budget/Assessment:** The notice regarding the budget meeting was mailed to all owners on August 26, 2021. The Board discussed to increase the assessment from \$230 to \$260, to cover operating expenses due to the depletion of rollover surplus funds.

**On Motion:** Duly made by Jack, second by Ray and carried forward by Greg.  
**Resolve:** To approve the 2022 budget/assessment as presented.

**5. Owners Comments:** none.

**Board Comments:** Manager was informed that the lights are out on the north side monument wall and lights are too low for shrubs. Manager will contact BSD for replacement. The Board would like to mail a newsletter with the assessment notices. Ray will send manager the newsletter by November 5<sup>th</sup> in preparation for the mailing which will occur at the end of November. The Board discussed the Annual Meeting to occur in November and determined to have it in person in the driveway of 4321 Duncombe Drive; owners will be informed to bring their own chairs to the meeting.

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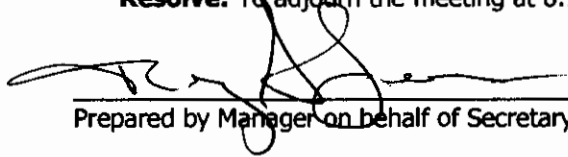
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## Adjournment

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

**Resolve:** To adjourn the meeting at 8:14 p.m.

 11/10/2021

Prepared by Manager on behalf of Secretary