

**The Courtyards at The Links HOA Executive Board**  
Meeting Minutes

*December 16, 2015*

*Present:* Bud Vance, Liz Zaic, Tom Fischer, Dennis Bowman

*Next meeting:* Wednesday Jan 20, 11:00AM

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**I. Discussion**

The meeting was convened at 1:00 PM at the Community Center. The purpose of the meeting was to discuss pending actions and issues, budget update and conduct normal business.

**II. Actions**

- A. Lengthy discussion and review of the proposed 2016 budget. Dennis provided review and assessment of current Balance Sheet. Discussed interaction with Master Association proposed budget with respect to various expenses and reimbursements. Final analysis of the Board's budget review resulted with the unanimous decision that the Courtyards HOA Monthly fees for 2016 will remain at \$155 per property owner. The decision was supported by allocating \$5000 unexecuted funds from the 2015 budget to roll over as income for the 2016 budget.
- B. Discussed the current Aging Report. Decision made to send letters in early January to homeowners on the report as a reminder of obligations and encourage communication with the Board to discuss any outstanding issues or other matters that may delay reconciliation. Bud will draft the letter.
- C. Discussed merits of possibly changing Bank Savings accounts from Capital One 360 to Ally Bank because of better interest rates. Decision pending further analysis.
- D. Discussed snow removal issues. Reviewed risk vs. gain analysis regarding use of Salt/Magnesium pellets, liquid salt brine solution and/or combination of both. After review of in-depth analysis submitted by a qualified chemist, who is also a Links resident, decision was made to experiment this Winter with using the salt brine solution prior to any necessary concomitant use of the pellets. Decision to use the brine was approved by a 2-1 vote: Bud and Tom voted in the affirmative; Liz voted in the negative. A copy of the chemist report is appended herein. Malat will be advised.
- E. Decision made to clean up and/or re-paint as necessary, all multiple residence center courtyard mail boxes in early Spring. Agreed to enlist services of Rob Lee to complete work. Bud will coordinate.
- F. Tom provided update regarding ongoing repair/replacement of any inoperable community lights. As of the date of this meeting, there appears to be only one remaining street light out on one of the entrance pillars to Banner Court and two others that stay on 24/7 due to need for photo lens replacement. The landscape lights not working at front entrance of Club House Drive, and the relatively weak glow from the lights aimed at the Battery Ridge entrance walls are being addressed. All lighting issues should soon be resolved.
- G. It was noted that a current resident is considering volunteering to produce the Courtyards Newsletter, but has not yet decided to do so.

The meeting was adjourned at 2:20 p.m.

**Appendix**

(1) Memorandum of 12/16/2015 "Comparison of Brine Solution to Blizzard Wizard Pellets"

Respectfully submitted,  
Tom Fischer,  
Secretary