

The Courtyards at The Links HOA Executive Board
Meeting Minutes

May 17, 2016

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

Next meeting: TBD

I. Discussion

The meeting was convened at 11:30AM 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. Budget Discussion: Dennis provided an update on I&E vs. budget and clarified the I&E report for the past month. Explained adjustments to sprinkler costs. Potential increases to sprinkler expenses, in addition to landscape and grass cutting expenses, were identified during the last board meeting. Discussed trash collection rates; current monthly fees at \$13.50 per house with the potential to increase \$1.00 per house next year. Discussed cost sharing between the Golf Course, Rick and HOA for pending repairs to pavers once weather conditions improve.
- B. Aging Report: Current report reviewed. Most previous and current minor delinquencies have either been resolved or pending resolution after following appropriate notifications. Dennis has previously corresponded with homeowners having recurring delinquent monthly HOA fees as a reminder of due dates and amounts owed.
- C. Continued previous discussions relating to attempting to find better interest rates for the HOA's CD's. Current CD rates with Capital One 360 may not be the best and it was agreed to explore rates at several other banks to determine if higher rates may be available.
- D. Bud briefed recent meeting with owners of Classic Landscaping. Concerns were expressed regarding quality of work this spring after receipt of many complaints. All phases of contracted work appear to be lacking, especially in on-scene oversight. Classic management pledged to improve their services and quality control. Discussed the need to begin preparations for obtaining competitive bids on new landscaping contract for next year. Bud will draft a proposed Statement of Work. We also plan to review snow removal and trash collecting contracts for next year.
- E. Continued landscaping related discussion by addressing watering system in the various Courtyard islands, especially as pertains to the Shiloh Ct. island. Authorization to install a water control panel was provided to John Long, who advised the panel should cost no more than \$400. Plants recently planted by Malat have a one year warranty, but will require watering. Any plants that need to be replaced during that period will be provided with no costs for labor.
- F. A past discussion continued regarding up keep of the center island mailboxes in some of the courtyards. Rob Lee will be retained to clean or paint the mailboxes as needed.
- G. Continued prior discussion regarding possible upgrading of streetlights to LED technology which would be far more efficient and realize long term cost savings. However, initial startup

costs must first be evaluated to balance the justification of making the improvements. Efforts are on-going to acquire estimates of those costs.

- H. Bud provided an update on Master Association issues. It was noted that Dave Larson is now serving as the Garrison Falls HOA representative on the Master Association board. Discussed the need for all community members to have their Community Center access cards reprogramed. A new access control scanner was installed and resulted in some cards being inoperative. Three specified times have been set up to allow for members to have their cards reprogramed or cards can be left at the pro-shop to be reprogrammed at a later date. Further discussion centered around Classic no longer doing work in the area behind the Community Center as Rick desires to take over the responsibility of grass cutting in areas close to the golf course that are currently under contract to Classic. Rick will have to deal directly with Classic for resolution of contractual differences in regards to this particular matter.
- I. The newly designed Links Newsletter was reviewed. Tai and Bruce Landis were recognized for their hard work and dedication to reviving the newsletter with superb results. Discussion continued on preferred method of newsletter distribution, which will be displayed on the Links website. Will explore possibility of providing hard copies to the golf course and model homes.

The meeting was adjourned at 1:25PM.

Respectfully submitted,
Tom Fischer,
Secretary