

The Courtyards at The Links HOA Executive Board

Meeting Minutes

August 21, 2018

Present: Bud Vance, Karen Landry, Russ Arrighi

Next meeting: 18 September 2018

Discussion

The meeting was convened at 10:00 AM at the Community Center library. Purpose of the meeting was to discuss routine monthly HoA business.

- A. No review was done on the financials because we neglected to inform Dennis of the date and time. Since we are in the middle of the year and no major expenses have occurred we proceeded ahead.
- B. Bud advised that we needed to prepare a 2019 budget for the annual meeting. Karen agreed to reach out to Dennis and ask that he prepare the Draft budget this year using the same format as last year.
- C. The person we were hoping to do the review of financial records will not be back in the area until sometime in October. Karen will ask her contact to do the review.
- D. The revised Courtyards ARC Fence Regulations have been finalized and posted on the website under the Courtyards ARC Tab. They are effective August 1, 2018.
- E. There were four (4) spruce planted this Spring by the Developer that have died. He will replace them this Fall.
- F. E-mails have been sent out to homeowners concerning the hail storm in May 2018. The Courtyards suffered severe damage and many roofs are requiring replacement, along with numerous gutters and downspouts. Homeowners must submit an ARC identifying the specific items to be replaced. The only approved color/pattern for replacement is "Weathered Wood" and downspouts and gutters must be replaced with the same quality and color as the originals.
- G. We have many projects ongoing this Fall, including replacement of the electrical wiring in Banner Court, some new plantings, and paver repair.
- H. We had discussions pertaining to Radon abatement and confirmed previous standard of abatement should exit the roof.
- I. Brightview has a number of homes that were referred for stucco repair due to mower damage and is working to get them repaired. The original point of contact has not been responsive. We will continue to monitor and get back with homeowners that have damages with timeframes for repair.
- J. We discussed the possibility of a "Beautification Committee". We will do some research and reach out to the community for interest.

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Master Association Update:

- A. Parking of vehicles in Handicapped spaces remains a problem, e-mail was sent throughout the community to ensure only vehicles displaying valid handicapped decal or tags are using the spaces.
- B. Parking stripes for handicapped parking spaces by the pool area will be installed soon, as they have been received.
- C. The Master Association will be meeting later this week to discuss the needed pool improvements for next year, as well as discussing updating spa and pool rules for next year. Small children in the SPA are a health issue and numerous homeowners have complained there were too many outside groups using the pool this year. These comments will be addressed by the Master Association and Pool Committee and any changes to rules will be published before opening the pool next year.
- D. The pool will close September 4, 2018, the day after Labor Day. All tiles will be cleaned/repared; and/or the entire pool will be resurfaced, based on thorough assessment. Repair of the coping along the pool's edge will also be done.
- E. The Community Center roof will be replaced as a result of the May hailstorm. The Insurance was for full coverage, less the deductible.
- F. A Community Luau will be conducted poolside on Friday, AUG 24, 2018.
- G. The next Last Friday will be "Octoberfest", hosted by Cynde and Bud Vance, details will be published once finalized.

The meeting was adjourned at 11:30 AM.

Respectfully submitted,

Bud, Karen, Russ

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