

The Courtyards at The Links HOA Executive Board

Meeting Minutes

December 18, 2018

Present: Bud Vance, Karen Landry, Russ Arrighi, and Dennis Bowman

Next meeting: 14 January 2019 @ 2pm

Discussion

The meeting was convened at 2:00 pm at the Community Center library. Purpose of the meeting was to discuss the financials and general topics.

Actions

- A. Dennis reviewed the A/R. We are in excellent shape - only one delinquent homeowner. Bud will reach out to the person.
- B. Dennis presented the 2018 Developer's cost sheet. This a prorated calculation that spreads identified costs between the home owners and the developers (Rick and Wormald) that own the empty lots. This worksheet determines how much we bill each of them for the year.
- C. Dennis confirmed that Cumberland Crossing is paying their proportionate share for trash.
- D. The board was informed that Pat Schuback – 5 Banner Court-- had passed. The CY will recognize the passing with an appropriate donation – maybe Wounded Warriors.
- E. We have had some inquiries pertaining to the high cost of propane this Winter provided by Suburban. Suburban owns the underground tanks, so no other provider can be used. We will meet with Suburban after the holidays to discuss this issue.
- F. Bud is working with Andy Muenzfeld of Garrison Falls to rectify the on-going issues with Waste Management's trash and recycling. The current situation with WM is untenable and we are looking at another provider.
- G. There will be a new leadership team for Brightview for 2019. A meeting will be scheduled with them early next year to provide our expectations for services, and address the remaining repairs from damages this past year.

Master Association Update:

- A. The Community Center roof has been replaced, insurance money received, and the contractor paid. There was a \$2500 deductible for the roof replacement.

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- B. There was a meeting of the Master Association Executive Board earlier today (14 DEC 2018) and the following leadership was elected: Russ Arrighi, President, Rick Klein, Vice President, Mike Koziski, Secretary, Gayl Dustin, Treasurer, Bob Heil, Member.
- C. Bud and Andy Muenzfeld presented an update to the Master Association's Executive Board on the untenable situation in working with the current trash provider, Waste Management.
- D. After extensive research, a recommended provider was identified that can handle both trash and recycling, including bottles. Bonnie Klein addressed the recycling issue, stating that the Golf Course is remaining with Waste Management due to their contract and has opted out of recycling totally. She further stated that the Golf Course no longer wants recycle containers in the parking lot, even if a fence was installed around them. She further stated that they did not want additional containers by the "barn area" off Mason Dixon Road. We are currently looking at the potential of curbside pickup of both recycle items and trash throughout the Links Community. Residents will be kept up to date with this issue as it materializes. If we go to curbside pick-up there will be an increased cost to the HOA and homeowners.

The meeting was adjourned at 4:30 PM.

Respectfully submitted,

Bud, Karen, Russ