

The Courtyards at The Links HOA Executive Board

Meeting Minutes

December 12, 2017

Present: Bud Vance, Karen Landry, Tom Fischer and Dennis Bowman

Next meeting: 23 January, 2018 2:30 PM

Discussion

The meeting was convened at 2:30 PM at the Community Center library. Purpose of the meeting was primarily to review the financials and the electrical issues.

Actions

- A. Reviewed Accounts Receivable
- B. Reviewed monthly financials. Compared actuals to budget. Identified potential shortfalls and surpluses through the end of year. Requested Dennis research some unknowns.
- C. Discussed welcome letter. Tom streamlining the document. Bud to review. The Board may ask a new resident to review the letter to ensure we've addressed the major pieces of information. The document will be given to all new residents and posted to the website.
- D. Reviewed late Fee policy. Policy posted on website.
- E. Lawn Care Update: A meeting was held on 12 December, 2017 between representatives of all Links HOAs with Brightview for the purpose of going over performance of Brightview of their first year of providing lawn care services throughout the Links Community. A decision was made to continue Brightview's Lawncare Services for 2018 at the same rate as 2017 without a fee increase. We opted to add a grub treatment and had two additional houses added to the Courtyards which will see a slight increase. These increases do not change the approved 2018 Courtyards Budget.
- F. Updated information on planned project of converting street lights to LED bulbs was discussed. This will be an ongoing process throughout 2018.
- G. Discussed ongoing review and revisions to ARC guidelines and updating Welcoming Letter to new homeowners.

Master Association Update:

- A. The new member of the Master Association Executive Board representing Garrison Falls is Mike Koziski, replacing Sal Ferlisi. The Master Association Executive Board will be meeting on DEC 13, 2017 and

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electing Officers for 2018. Work continues in finding a new contractor for operating our Community pool.

B. We have contacted contractors to ensure 2017 invoices are sent out this year so final payments may be made expeditiously.

The meeting was adjourned at 4:00 PM.

Respectfully submitted,

Bud, Karen, Tom

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