

THE LINKS SKYLAND HOA
BOARD OF DIRECTORS
SKYLAND LODGE MEETING ROOM
MEETING MINUTES
August 13, 2022

Anne Gray called the meeting to order at 209P.

PRESENT: Anne Gray, Beth Brady, Brett Gardner, John McCarthy, Dan Brown by phone.

AGENDA: 1) Discussion of retaining an HOA Attorney as a resource.

- 2) Additional repairs for 21LL
- 3) Approval of 2022-2023 budget
- 4) Election of Officers
- 5) discussion/Assignment of individual projects
- 6) Miscellaneous announcements
- 7) Adjournment

- 1) We discussed possibility of retaining an HOA attorney to educate the board on obligations, fiduciary responsibilities; address common issues such as maintaining properties, sufficient funding of budget, budget turmoil, liabilities as board members; available when necessary to advise on proposed actions; available to represent the board in any disputes/lawsuits.

Everyone thought that it was a good idea. Brett: important that we act as one as a board. John: important in case a lawsuit arises. Anne spoke with David Leinsdorf, Attorney who is very familiar with our declarations and bylaws and he would be happy to educate the BOD. Anne will set up a meeting with BOD and David Leinsdorf.

- 2) Request for 21LL for additional repairs to the deck facing (stucco and paint). Discussion about not replacing the entire face stucco, but make sure the stucco matches and paint matches so it looks uniform. We will take it one step at a time. Decided to paint first and see how it looks.

Other issues were discussed. After walk-around last year a landscaping beam is rotting, Karen's deck with 2 different woods, Shell's leaking window etc.

HOA will continue deck maintenance. If owners want to do more than the HOA provides, they must get approval first from Board. If the Owner feels the deck needs additional repairs/replacement, it is on the homeowner to pay for the additional work.

- 3) Budget:

*All received Mike Thompson's email, well written, good points. Mike Paulaitis spoke with Anne about having a Snow Reserve Fund, separate account. All points taken.

*Much discussion about the Roof. What material, how to fund it, experts to guide the BOD, etc. Dan Brown will head a Roof Committee with community members and experts to help us with this process.

* Deficit was discussed: "What do we do?" "How do we address it?" Increase in Dues? Assessment? After much discussion Anne made a motion to increase the dues to cover our deficit by \$600.00/year, John second it. Budget was unanimously approved by BOD. Discussion about selling CDs @ .3% and purchase of Treasury Bills @ 3.15% to increase interest earnings. John made a motion to make this change, Beth second it. The board unanimously approved.

4) Election of officers.

President: John made the motion to elect Anne, Beth second it . Anne Gray elected to president.

Vice-President: Anne made a motion to elect Brett, Beth second it. Brett Gardner elected to vice president.

Secretary: John made the motion to elect Beth, Anne second it. Beth Brady elected as secretary.

Treasurer: Anne made the motion to elect Dan, Brett second it. Dan Brown elected as treasurer.

John: member at large.

5) Projects.

John: letter to owners concerning Approved Budget, contact Mike Paulaitis about how a snow reserve fund would work, speak with architect that helped with Columbine condos with roof, send out 2 articles on Fiduciary duties.

Beth: Get architect name for John and Dan, continue research on Treasury Bills.

Dan: head a Committee for Roof Research.

Anne: Get with Greg for copy of Alpengardner's contract, PR's contract with Links, Owners' Statement Expenses monthly, and possibility of Budget Items' report monthly. Set up Meeting of Board with David Leinsdorf, Work with Beth on Treasury Bills.

6) Adjourned meeting at 449P.