

LINKS AT SKYLAND ASSOCIATION
MINUTES OF HOMEOWNERS MEETING
SKYLAND LODGE MEETING ROOM
August 08, 2024 at 2:00p.m. MDT

Anne Gray called the meeting to order at 2:02 pm. MDT

Roll Call.

Proof of notice emailed to all owners on July 15, and July 29, 2024

A quorum was present by attendance or proxy of 18 out of 23

Motion was passed to wave the reading of the 2023 minutes. Last year's meeting minutes were approved unanimously.

Report of Officers:

Beautification Committee Report: Anne Gray

- A reminder that the trees, flowers, and all plants on The Links property are common elements and belong to the HOA. As such, the HOA has complete control of all plants including the planting, pruning, and removal of said plants.
- Alpengardner cleaned the gardens early in the season and will continue weeding/working the gardens weekly this summer from mid-July - August. Typically, the garden care slows down from the early fall until season ends with first snow sometime in late October.
- Irrigation is managed by PR Property Management, Inc. Contact PR with any irrigation questions or problems.

Capital Reserve Plan Report: Brett Gardner

- At August 2023 Links Homeowners meeting a 3year Capital Reserve assessment per member of \$1,000 a year, assessed at \$250 per quarter was approved. During FY 2023-24 \$2,000 was charged against the reserve leaving a balance of \$21,000. FY 2024-25 Links HOA budgeted \$23,000 capital income (\$1,000 per member, \$250 a quarter) and \$37,935 expense. The \$37,935 includes the tree project, road repair and beam/post porch repair at 30LL. FY2024 -25 capital budget also includes a line item for 23LL railing repair without an estimated \$ amount.
- Links HOA Balance Sheet at June 30, 2024 had a Capital Reserve of \$61,299.11. PR Property Manager Greg Wiggins has recommended \$150,000 Capital Reserve for Links HOA.
- Based on capital income and expense, both actual FY23-2024 and budgeted FY24-2025, we do not expect a significant change in the capital reserve.

Property Management Report: John McCarthy

The Board reported that PR Property Management Company is in transition in terms of ownership and management. PR CEO Greg Wiggins has entered into a Contract of Sale which will result in new ownership of the company over time as the proposed new owners (Rosa and Mixon) purchase stock in the company. For fiscal year 24-25 Greg Wiggins will continue to be the majority owner of PR and will be available to direct the general operations of the Company. The Board anticipates uninterrupted service from PR under this transitional plan. However, all Owners are encouraged to keep the Board apprised of any property management issues that may arise during the year.

Election of Directors:

Brett Gardner - re-elected for 3-year term (2027)

Beth Brady - re-elected for 3-year term (2027)

Anne Gray - 2025

John McCarthy - 2026

Dan Brown - 2026

Manager's Report, Building Maintenance and Repair: Greg Wiggins

- Premier Painting completed oiling Building 5 in fall 2023 and will oil buildings 6 & 7 in fall 2024.
- A new roofing company reviewed and repaired, shingles, and installed new roof anchors on all 8 buildings. It was evident, when brought to our attention, the poor condition of our roofs as a result of the previous roofing company not properly maintaining the roofs for several years. Bringing the roofs back to a well-maintained condition cost more than the budgeted amount. (See Budget for details).
- Found a contractor to replace the rotten log support on 30LL deck. Anticipating repair to be complete by late September.
- Deck railing at 23LL needs to be repaired. P.R still looking for a contractor to do the work and give us a price.
- Tree work (Aspen Tree Services) will be done August 19-22,2024.
- 21LL has some loose rock and is on the list to repair.
- United Asphalt Repairs. HOA has signed contract for United to repair pot holes and other damage to The Links roads. Greg and Dan will work with United on all repairs.

Budget:

- Greg went through line items in the Operating Budget with explanations and status of Operating Expense items and the Capital Budget with explanations and status of Capital Expense items.
- Because of our aging Common Elements, Capital Expenses are needed in the process of catching up on the longer-term maintenance of buildings, roads, and roofs.
- There was a discussion about the previous year's budget Total Expense Actuals (2023-24) that were very close to the same amount as 2024-25 budgeted Total Expense amount. The deficit in 2023-24 was covered by a \$10,777.85 carry-over of a surplus from the 2022-23 assessment for snow removal. + a \$300/yr./owner (\$75/qtr) increase in dues. (See details in HOA 2023 Minutes)
- Approve Budget 2024-25: Motion was made, seconded, and passed unanimously to raise dues for all Links Homeowners \$800/yr (\$200/qtr) starting July 1, 2024 to increase funds to cover new 2024-25 Operating Budget. . The 2024-25 1st qtr dues have already been billed in July without the \$200/qtr increase. Therefore, Quarter 1 dues increase (\$200), will be billed in October with Quarter 2 dues.

Old Business:

- **Insurance Coverage** - Per the Declaration of The Links at Skyland, INSURANCE 9.1.3 -Hazard and Comprehensive Liability Coverage: Owner, a copy of each Homeowners' Personal Comprehensive Liability Ins. Coverage (\$1,000,000 minimum) should be sent to PR yearly by July 1. Homeowners can ask their Insurance carrier to automatically send each year upon renewal to PR Property Management.
- **Aspen SAVATREE Services:** Professional Arborist Services for Long-term care of Trees. Perform natural pruning intended to maintain the trees' characteristic growth pattern to mitigate hazards by applying reduction cuts on live and dead branches. Clear off roofs and decks by 3-5 ft. Cut back off (prune to separate)) all spruce and aspen trees that have grown together, 1 Chokecherry Tree natural pruning, removal of all dead trees. The primary goal for service is the Health and Longevity of all Links Trees.

Roof Replacement Update Report: Dan Brown

There are currently no new developments on the roof replacement projects. It was mentioned that the DaVinci Shake (composite, synthetic, resin based) style roof products are still a consideration, as prices are beginning to look more favorable in comparison to standing seam metal roofs. At the time of our receipt of the quotes last year, the DaVinci product including installation was 20% higher than the standing seam roofs. However, we will continue to monitor pricing comparisons, as well as other Owner's preference factors, as we move closer to our plans to begin actual roof replacements near year 2028. Most all indicators are that our existing roofs will withstand weather and foot traffic (snow removal) impacts provided that we continue with our annual maintenance and repairs. Information on the DaVinci roofing option can be found at the link below. There are other Composite roofing suppliers in the industry but to date we have only considered DaVinci as it is our understanding that DaVinci is the only composite style roof currently approved by Skyland Design & Review Committee.

[DaVinci Roofscapes: Polymer Roofing Systems | Shake and Slate](#)

Website (prproperty.com) is your source for ALL HOA documents including minutes, Declaration, By-Laws, Insurance Information, Colorado Common Interest Ownership Act Policy, etc. **Once on the website click on "Associations" to access The Links**

New Business:

- Next year's homeowners' meeting: Thursday, August 7, 2025.

Adjournment of Meeting:

Motion made, seconded, and passed unanimously to adjourn meeting at 3:11 p.m. MDT