**Southern Links HOA meeting minutes 03/12/18**

Meeting called to order at 6:36

**Financial updates**

* Gary sent out financial updates to members of the board
* HOA has served (small claims court) HOA members with outstanding dues that were unable or unwilling to repay or enter into a payment agreement with the HOA
* Other HOA members with outstanding dues that have agreed to pay or have entered into payment plans have either paid in full or have been fulfilling those plans as outlined
* The board is pursuing collection of the remaining outstanding accounts.
* Other outstanding members are all paying or have paid to current
* A few years ago, we had a large uncollected balance which has been cleaned up through collection efforts with our attorney.

**Road construction updates**

* Continuing work in The Summit but should be done this week.
* Working on the storm waterlines first in The Village
* Continuing work in The Village maybe? They are supposed to be resurfacing the road in The Village this year at some point.
* All concrete roads through The Summit, which may be why they were done first along with the fixes along 101st. Nothing in the city budget for storm water in The Summit currently.
* Need to file more stuff with the city for 102nd

**Annual Meeting Updates**

* Annual meeting is in May.
* Do we need to advertise for board members? We think we should, but previous attempts to get board members from all three divisions have been largely unfruitful.
* Currently only have one serving member from the Estates. We need 2 new members from The Estates
* Other members have agreed to re-up
* Advertise on The Village Facebook group and on The Southern Links HOA webpage
* Recruit on The Estate side
* Should dues for the upcoming annual term be raised – tabled until next month
* Dues currently $140 for The Village, $210 for The Estates, $281 for The Summit
* Haven’t raised dues in several years,
  + the most that can be raised is 5%
* 65K, at least, is needed to replace the fence when the time comes. Most likely we will need a special assessment to do that ($65K cost is from 6 years ago). Costs likely higher now.
* Fence details: Insurance policy and $1000 deductible, 6 years ago the fence was replaced, probably about 7 years of good life left.
* Dues are intended to cover our annual operating expenses plus add some to reserve for future projects (fence and subdivision improvements)
* Water bills (high in the summer), Insurance, Electric, PO Box, Attorney fees, Misc., grass cutting, flowers, part of the trimming service, Fence
* As outlined above, our objective is to break-even but we have lost about 3K this year.
* Dues decision will be tabled until next month
  + Gary will send out a financial report detailing all of our expenses

**Other Discussion**

* The roof on the gatehouses – Bob will lead the way on it and Rich and Kyle and any other volunteers can help to re-shingle; Cedar would be the easiest
* Always looking for volunteers to help pick up/replace fence posts or do needed cleanings
* Suggested that other HOA programs could be started to help neighbors with outside jobs like flowerbeds, etc… if help was needed