



LINKS POND CLUSTER ASSOCIATION  
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**Links Pond Cluster Association  
Board Meeting Minutes  
March 20, 2023 7:00 PM – Via Zoom**

In Attendance: Mike Mellin, Mark Schoepfle, Lyn McPherson, Jessica Courtman, Jane Derrick

**Financials**

- Current Assets
  - Checking \$20,593.22 (\$6,000 in CDs)
  - Savings/Reserves \$37,978.50 (includes YTD Interest; \$30,000 in CDs)
- Cost allocation / Funding options for cost of future required engineering studies
  - Discussion: Lyn to budget our saving for the next engineering study; cost was roughly \$2,000.
- Trash contract and collection days
  - Discussion / Decision: Note to LPCA Homeowners regarding the switch from Republic to Champion (switch due to Republic increasing costs 106%; this cost savings helps keep HOA dues down; note: we do not know what FY24 dues will look like – it is a function of review of reserve information).
  - Change in collection days: Monday will be Trash & Recycling and Thursday will be Trash and Yard Waste.

**Special Projects**

- Entrance sign completed.
  - Discussion: Image360 correcting the issues with the posts. Looks good but will check again the week of March 27 and confirm back all is ok.
- Asphalt sealing
  - Discussion: Lyn looking into this item, however, looks like we can wait to seal areas of our parking lot for several more years.

**Landscape**

- Trees that need to be removed from LPCA
  - Blade Runners reviewed cluster trees with Mark and made recommendations regarding trees that should be removed as not cause damage to LPCA property. Mark will mark the trees recommended for removal so the board can understand which trees are suggested for removal.
- Tree in front of 2140 GKC
  - Discussion: Mark to prioritize the removal of this tree with Blade Runners
- Cost of new trees
  - Discussion: Mark to provide quote by the end of April early May on new trees for the cluster

## Other

- Report by Jane regarding all RA Approvals from Michelle
  - Discussion: Jane reached out to Michelle at RA, however, did not receive the full pdf package of all approvals to be able to work on updating the LPCA covenants. Additionally, the RA approvals for 2161 and 2159 were not provided. Jane to call Michelle to discuss as this might be easier.
    - DRB information regarding approvals or lack thereof for 2161;
    - DRB Proposed sidewalk, porch, patio and retaining wall for 2159.
- Parking Notice to be sent to all Residents
  - Discussion: Board agreed to updated to the policies and will send out with our Dues notices
    - Parking decals update and status; and
    - Parking enforcement to begin ASAP!
- Yard Upkeep
  - Draft of current policy to be reviewed before sending out to cluster.