

Vineyards Homeowners Association Meeting 1/25/2018

2018 Special Assessment

Meeting begins 7:00pm.

Keith introduced Trustees, hostess and Board members.

In attendance – Trustees: Keith Ernst, Michael Eilers, Dee Barnett, Sue Blasé – Board: Terry Schachsieck, Cheryle MacFarlane – Hostess Jane Muich

Keith explained the intended format of the meeting.

Keith went over details of the proposed 2018 Special Assessment.

Keith opened the floor for discussion.

Open Discussion

1. A question was asked regarding whether there were plans for a 2019 assessment as well since a document was found to have some information about the assessments and it included a column showing some expenses being pushed into 2019. Keith explained that the document was one of many that had been produced and discussed during previous VHOA board meetings and that it showed various scenarios. The amounts and the details on the document were in some cases estimates and were meant to be a worksheet for different scenarios. At this time the board has decided to not collect extra funds in the 2018 assessment and has decided to get another year or more out of the current pool gates. At this time there is no assessment planned for 2019 and a vote on the 2018 assessment isn't related to a 2019 assessment in any way.
2. A discussion around keyless entry began. There were many points brought up and discussed.
 - a. Keyless is a luxury and if we have other major things to do like the fence but no reserves to do them why are we paying for a luxury? – Keith explained that keyless should allow for a payroll savings in relatively short fashion that would essentially pay for itself and allow for future savings that would help with future expenses. It was pointed out that this was similar to buying down your mortgage to save over time or investing in automation in a factory to cut down on labor.
 - b. Concerns were brought up about liability – Keith explained that according to our insurance agent we already have this exposure (people in the clubhouse unsupervised during parties and without the hostess monitoring them, working out without supervision, etc) so this would not add to our insurance/risk exposure in any significant way.
 - c. It was mentioned that people have lived in the neighborhood for years without additional access and everything has worked out well so why add it. – the counter point is that there are many who would use the additional access to utilize this tremendous asset.
 - d. There were concerns about damage to the clubhouse – It was explained that those that get a keycard would be signing for liability when there is damage while that card has been used. There will also be cameras added to the inside of the clubhouse to monitor everything.
 - e. It was brought up that there would be maintenance and future costs to maintaining the hardware/software/etc of this equipment – Keith explained that the maintenance plans and even the occasional hardware replacement should still be less in the long term than the additional payroll to staff the clubhouse.

Vineyards Homeowners Association Meeting 1/25/2018
2018 Special Assessment

- f. Some residents expressed their appreciation for adding this type of asset to the value our neighborhood brings. It was stated that this is the kind of thing that would encourage younger buyers to want to move into the neighborhood.
3. There was some discussion about things in the regular operating budget that may be considered non essential (swim team and social events) – it was reiterated that for the small amount of budget each requires the board feels this is worth continuing to promote a sense of community.
4. A discussion around line item voting began and it was explained in a previous meeting and again at this meeting that the indentures don't call for or rule out a line item Special Assessment but it was explained that Keith put this Assessment together similar to all of the most recent ones and since it was already presented as one item and people had already turned proxy forms in prior to this meeting we were unable to break it apart and vote individually. But the board agreed to consider this option for items in the future.
5. Resident Todd Fyffe indicated that he thought it was time to move to a vote since most questions and concerns had been asked and answered. This was seconded and everyone was encouraged to head to the bar to vote.
6. Votes were tallied by Dee Barnett, Sue Blasé and Jill Aul. The vote resulted in 57 yes votes and 16 no votes. Dee instructed Jane to verify all address and lots and to ensure there were no accidental double votes. It was also discussed that there were votes submitted by email and text message that voted yes but since they were not on the proxy form it was decided to not count them in the tally.
7. Most residents filtered out after voting but meeting was officially adjourned at 8:45pm.