

Meeting Start Time: 7:01pm

Trustees in Attendance: Sue Blase, Keith Ernst, Michael Eilers

Homeowners in Attendance: Bob Isermann, Emma (hostess), Bob Emery, Todd Fyffe, Andy Black, Langston family, Eikmann family, Sandy Prince, Grey family, James Elms, John Simmons, Kathie McClosky

2024 Special Assessment Meeting Notes

Keith opened by explaining that the restrooms were open for inspection if anyone wanted to view them and hadn't had the chance yet.

Resident questions:

- **How was the amount determined** - when the assessment documents were prepared the quotes to do the bathroom (including some cushion for possible overages) was in the \$80k to \$96k range so the board settled on \$90 as the target number and still continued to collect bids to try and get the price down
- **Is this special assessment to replenish the reserve** - This assessment is to complete the remodel of all three bathrooms at the pool/clubhouse. Any remaining funds will go into the HOA reserve which has fallen a little short due to cost overruns in 2023 and the increased replacement costs of things.
- **Are we having to remodel due to any St. Charles County code issues** - no, this is a decision to remodel based upon the conditions of the bathrooms due to age and just general usage. The county does not dictate remodeling when they inspect the pool/clubhouse
- **Why do we have to remodel the showers when they're not used** - it is county code to have showers in a pool facility
- **Will we be remodeling everything up to code compliance** - per the contractors we interviewed (over 7) we are doing an in place remodel where we are not moving any bathroom fixtures. This should allow us to remain code compliant

- **There were questions about the additional options on the Droste quote** - we will be choosing one of the floor options (alternate 1), we will be choosing to do anti skid on the landings outside the bathrooms (alternate 3), we will be choosing to do the upgraded FRP panels (option 4). Droste also did not do a hard quote for the clubhouse bathroom (verbal estimate of \$10k) and did not include replacing the pool deck/bathroom doors (verbal estimate of \$1,900). When all options are added up the total is approximately \$70k. We felt that we should have a contingency due to expected issues with one of the below concrete level flanges with one of the ladies toilets (as diagnosed by a plumber in 2023). The contingency was set at \$10k after verbal estimates from two contractors that bid the job.
- **Concern was expressed by two residents about using smaller/more residential contractors on the project due to the scope and timing** - the Board will do their due diligence on whomever is chosen but there is risk on the timing due to the assessment. If the project can't be guaranteed to be completed prior to pool season it may have to occur after pool season
- **Where is our reserve today vs where it needs to be** - based on the 2024 recalculation of the expenses for the reserve we should have approximately \$223k. After we redo this pool bathroom with this assessment the reserve will drop (due to the new bathrooms resetting that expense) to approximately \$173k. At the end of 2024, as long as there are no large surprise expenses, Keith projects expect we will be about \$10k lower than that need which would put the reserve in a comfortable spot.
- **What other large expenses are floating around out there** - the clubhouse HVAC is quite old and will likely need replacement at some point but if the reserve is strong that probably would come out of normal expenses. Since the clubhouse roof was replaced on an insurance claim (a \$38k expense that was covered by a \$500 deductible, saving the HOA quite a bit) that really leaves the pool fence (estimated to be in the \$60k range) and the tennis courts (fence and surface, which has not been estimated but is on the reserve form estimated at \$50k) as the two looming expenses that would possibly require a Special Assessment in future years. The pool fence has had repairs over the last

few years to extend it's life to hopefully get us a few more years of use before we will need to do anything with that. The tennis court has not expected date to do any repairs beyond just general annual maintenance.

There were no more questions specific to the Special Assessment so Keith called for the final vote to be conducted at 7:45.

After Sue Blase and Emma totaled the votes the Special Assessment passed with a final vote of 88 to 21. Additionally Sue Blasé and Greg Greenwell were re-elected to the Board.

The Special Assessment portion of the meeting was concluded at 7:50. Some residents left before the regular HOA meeting began at 7:51pm

Homeowner Concerns or Reports:

- One resident complained that they had a neighbor with a dog that barked at all hours of the night. We recommended that they contact animal control to have them visit and talk with the resident.

Clubhouse:

- Still trying to get the tennis court lock fixed. The vendor was out to install it but the unit didn't operate correctly. They took it back to their shop to look into it further.

Pool:

- No updates

Social:

- Looking for someone to sponsor the Easter Egg Hunt
- The Spring Garage Sale is being sponsored by Nancy Jostes and will be Saturday May 4th
- The bulk pickup for Grace Hauling customers will be Tuesday May 7th. Please have your items on the curb the evening before.

Grounds:

The Vineyards HOA Board Meeting

Meeting Notes February 20,2024

Vineyards clubhouse

- No updates

Finance:

- February January 2024 financials were presented
- The HOA insurance went up slightly for 2024

Meeting End Time: 8:03 pm