

The Vineyards HOA Board Meeting

Meeting Notes January 9, 2024

Vineyards clubhouse

Meeting Start Time: 7:01pm

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

Board of Representatives in Attendance:

Committee Members in Attendance: Bob Isermann, Julie Weissflog

Homeowners in Attendance: Rich Renth, Jason Boyd, Pedro Reyes, Tim Gossett

Homeowner Concerns or Reports:

- None reported

Clubhouse:

- Christmas takedown went well. Thank you to the volunteers who helped with setup and removal.
- There are new couches and chairs in the clubhouse. One more chair is on order to replace the old green stuffed chair. It should arrive later this year.
- Alarm 24 is still waiting on the new Tennis Court lock to arrive as the units are backordered with the vendor.
- Timer knob on the sauna was glued back on. We are hopeful that will work as replacement will be \$2k+
- We will be organizing a “spring cleanup” at the clubhouse and will need volunteers. We will be cleaning through the kitchen cabinets, the basement and other areas of the clubhouse to remove clutter and items that have gone unused for years.
- We are currently interviewing for a new hostess and hope to have a decision made by the end of January.

Pool:

- No updates

Social:

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- We will contact the Realtor who has sponsored the last few garage sales to get a date on the calendar. The Grace Hauling bulk pickup will be scheduled in conjunction with the garage sale.
- We will contact the Realtor who sponsored the Easter Egg hunt to see if they want to do so again this year.

Grounds:

- No updates

Finance:

- 2023 Expenses came in \$13,556 over budget. The bulk of this was due to the unbudgeted expenses related to installation of the Flock Safety cameras (\$6,500 in 2023) and the changes that were dictated by the pool company's cancellation and adjustment to the contract (\$8,140 to extend the pool hours after kids went back to school).
- We are approximately \$5,742 behind 2022 cash position at the end of the year
- The 2024 general assessment has been set at \$475.00 per home. Notice will go out shortly. This assessment will be delinquent after 4/1/2024
- We are working on a Special Assessment for 2024 of \$225.00. Notice of this assessment will be mailed with the 2024 General Assessment papers. A resident vote will be conducted either by return mail or at a special meeting at the clubhouse on XX/XX/XXXX
This proposed Special Assessment is intended to:
 - Update/repair pool bathrooms
 - Update/repair interior clubhouse bathroom
 - General small repairs at clubhouse (bathroom doors, defective track lighting in clubhouse, drywall issues in clubhouse ceiling)
- We have redone the Vineyards Asset Replacement Schedule with updated costs for 2023. This has caused the required cash balance for the HOA to rise to a recommended amount of \$210,802 at end of year. We are currently trending to be below that. If a special assessment occurs in 2024 part of it will likely be to help get the cash balance closer to the safe recommended amount.

Meeting End Time: 7:48 pm