

Meeting Start Time: 7:05pm

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

Board of Representatives in Attendance:

Committee Members in Attendance: Bob Emery, Bob Isermann, Julie Weissflog

Homeowners in Attendance: Mark Feiner, Tim & Christine Seever (partial)

Homeowner Concerns or Reports:

- Tree on common ground behind 700 Napa Ln needs to be taken down. Greg has been having vendors look at it and will continue to find someone to do it safe and affordable.
- Tree on common ground behind Rhine Ct. Resident has offered to take care of it and will let us know if they need help via the HOA.
- There have been complaints of dogs running off leash in parts of the subdivision. Complaints have ranged from dogs aggressively encountering other residents walking their leashed pets, to kids being approached and scared by loose dogs to a resident being approached aggressively by a loose dog while they were trying to exit their home. The Vineyards Indentures contain language about having your dogs on a leash. Additionally, the county has leash laws. The county will be stepping up patrols through the neighborhood to look for loose dogs and to educate residents on the leash laws.
- There was some confusion on the language around the "Safe List" for Flock cameras. It may have been communicated that you were "not in the database" if you opted out. Actual language used was "Flock offers a "Safe List" option for those who do not want their vehicles stored in the database". When you follow the link to opt out the page states you will be marked as a resident. When you are marked as a resident, according to the Flock FAQ section: *"The Safe List allows neighborhood residents to self-register their vehicle license plates in their neighborhood's Flock Safety system, allowing footage of a resident's vehicle to be marked as "resident." By self-registering as a resident, you have the ability to opt-out and have any footage of your vehicle*

automatically deleted. This removes the vehicle from footage and keeps it out of the search."

Clubhouse:

- Nicki, our hostess, has been out ill for some time. She is trying to get healthy but will be away from her hostess position indefinitely. Until we can determine a date for her hopeful return the Trustees will be managing clubhouse affairs.
- There are new couches and chairs in the clubhouse. More furniture decisions (removal of and addition to) are forthcoming while we look to update the prior outdated and worn out furniture.
- Alarm 24 is still waiting on the new Tennis Court lock to arrive and will be looking into the false alarms coming from motion detectors in the clubhouse when they schedule the lock replacement trip.
- As we are collecting quotes for a pool bathroom remodel we are also having the contractors quote redoing the clubhouse bathroom. The floor in the clubhouse bathroom has been "spongy" for some time causing the toilet to not be as stable as it should be. If we do this work, we also will have the contractor quote us to replace the track lighting fixture and will work on a solution to repair the cracked drywall ceiling to keep up the maintenance on one of our larger HOA assets.

Pool:

- We have chosen a new pool company and have signed the agreement for 2024. Hours for the pool will return to a more normal schedule versus the 2023 season.
- We are not going to store the furniture in a storage unit this year the new company will NOT retrieve it as part of their agreement. We will group it as cleanly as possible and tarp it for the season soon.
- We continue to get quotes to redo the clubhouse bathrooms next year. This expense would be a special assessment in 2024 if we decide to move forward. We hope to share more details at the December meeting.

Social:

- Clubhouse decorating party scheduled for Friday, December 1 at 6:00pm. We are requesting volunteers to help with this. If you are renting the clubhouse during the

The Vineyards HOA Board Meeting

Meeting Notes November 14, 2023

Vineyards clubhouse

holiday season we request that you attend the setup event. Snacks and drinks will be provided by the Social Committee.

- The Huls Team Realtors are doing a pie giveaway at the clubhouse Tuesday, November 21st from 4pm to 6pm (while supplies last). This is their 5th year supporting the neighborhood in this way and it is appreciated.
- Breakfast with Santa is scheduled for Saturday, December 2nd. There will be sessions at 9am and 11am. Volunteers for that event would be appreciated. The event will be sponsored by Realtor Nancy Jostes. Details will be posted on the various channels.

Grounds:

- Winter cleanup will be occurring over the next month
- The sprinkler system will be winterized for the season

Finance:

- Overall we are trending to come in under the projected 2023 budget numbers. This is good considering there were some additional expenses this year with the Flock cameras and paying the pool company to expand their pool hours when kids went back to school.
- We are approximately \$11,172 behind 2022 cash position through October
- We are working on the 2023 assessment. The assessment has been the same for the last few years but we expect an increase in the number for 2024. Notice on the amount will be shared as soon as the Board conducts a final vote at the December meeting.
- Keith has 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: 8:03 pm