

MINUTES

The Vineyard Homeowners Association Meetings

September 21st, 2024

Redlands United Methodist Church

Meeting was Called to order by President Brian Smith at 10:00 am

Director MaryEllen Jaquith read the minutes from the previous homeowners meeting. Motion to approve by Dede Sharp, seconded by Vice president Von Isaman, minutes approved.

Treasurer report: Peggy Mauer reported on the Vineyard finances as of 9/21/24

- Balance sheet \$153,731 cash accounts which include operating account, RV lot, money market \$248,101 in dues collected, last year to date ahead by \$14,397
- Spending on items thus far: Draining issue, new shed, tree removal, Riesling drainage project, \$170K for JT's Lawn Contract, an additional amount of \$33K has also been paid to JT Lawn, to date, for extra work on irrigation system for summer

The full treasury report is available by request to the Treasurer.

ACC Committee: Jan Elliott received requests to:

1. Remove tree on #6 Madeira, approved
2. Rhone additional vinyl low fence, approved
3. Number 7 Madeira requested an additional 2 feet (4 total) on the west and south side of the residence; this was moved to the board. The board has approved 4 feet on the west side, not accepted or approved this for the south side as it involves adjoining the common area.

PIC Committee: Debbie Smith reported that out of 202 homes 105 were cited for work needing to be done, 89 have been completed, 12 works in progress, 1 fine letter sent, and 3 people identified for work to be completed next spring due to extenuating financial considerations.

RV Storage Lot: Dede Sharp reported the RV lot is full except for one small space.

OLD Business:

Front Entrance Lighting: Brian Smith reported that electrical cabling is not available. They will need to do a solar light to replace the front entrance lighting. JT Lawn service is looking for appropriate lighting.

Rules and regulations Review: Brian Smith reported that new rules and regulations are going to be finalized soon.

Sidewalk replacement Project: Brian Smith reported that the county is having a tree company come in to remove trees and begin fixing the sidewalk on September 26 th 2024. He expressed that this is going to help with allowing people to walk on the

sidewalks, and that it would curb litigation should someone fall. This will be the removal of 11 trees within the Hoa property. They will be replacing the tree's with ones that will not cause problems in the future regarding damage to the sidewalks. We will only have to pay for 3 of the trees, the county will pay for 8 trees.

New Business:

Nomination of potential new board members: Brian Smith reported that we desperately are looking for volunteers to help the HOA board and committees. Brian Smith president, Jim Flemming V.P. It appears that all positions will be filled.

Upcoming elections: Brian Smith informed that voting this year would be electronic submissions. All votes will be counted VIA Email. For those who don't have access to email they will bring a physical ballot to your home. Peggy Maurer has stated that in the body of the email will be the ballot. Click reply then you can answer the selection and that there won't be a place where someone needs to sign. Betty Mason had some questions that were answered, about this computer ballot system. Peggy has agreed to help Betty understand how to do it.

Watering Schedule: Brian Smith reported that there have been issues for the north side pump. Therefore, we could not water or at least cut back on some sections for some time. He informed the HOA that we would need to purchase a new pump for the North section. We will need 3 homeowners to help vote on whether we can purchase the pump. The pump will cost \$11,000. Three homeowners voted to approve the cost for the new pump. They were Delia Garrison, Silver Jacobson, Ken Elliott (YES votes signified by raising of hands) .

Next Meeting is General Meeting: October 26th, 2024

Questions:

Resident asked: can we do electronic pay for HOA dues? Peggy said you can come chat with her about it. She will investigate available electronic payments and Apps, and which ones will work best for the HOA regarding documentation/verification of each homeowner's payment. It may be time to implement this as part of ongoing changes and modernization of the HOA to benefit homeowners.

Motion to Adjourn the meeting made by Alyson Shuman seconded by director Maryellen. Meeting adjourned at 11:09.

Addendum: In light of the fact that there is no longer a newsletter being produced quarterly, these minutes are being released separately to all homeowners via Email (and a few hardcopies for those without Email). The Minutes will still be read at the next HOA Meeting on October 26, 2024 for any changes and final approval.