

## Vineyard HOA Homeowner's Meeting Minutes

6 October 2024

Greetings and call to order by Brian Smith at 10:00 AM. He reiterated that the purpose of this annual October meeting is to announce the results of HOA Board elections, discuss remaining issues from FY2024 and look ahead to the issues facing the Board and community into 2025.

Vineyard HOA Rules and Regulations stipulate that a voting quorum of 20% of owners of the 202 homes in the community is required. This year, ballots were sent electronically to all residents who provided email addresses to this Board. Ballots were sent by mail to those without computer access. Despite our best efforts to make voting easy by simply responding to email ballots and saving money and time for your volunteer Board, responses were hugely disappointing with only 70 ballots, including proxies, received. A valid vote, per the HOA By Laws, is 20% of residents, so 20% of 202 homes is 40, and we exceeded that amount.

The last meeting's minutes were read by Brian Smith, in absence of Secretary Aly Shuman. Director Robin Cyr moved to accept them; seconded by Brian Smith; Minutes approved as submitted.

Treasurer Peggy Mauer gave the financial report. The HOA is bit ahead of last year's revenues with HOA dues collections. However, with last year's 7% dues increase, we expected to be about \$20,000 ahead of last year's revenues. Expensive, unexpected items related to the community irrigation system and maintenance comprised 63% of this year's budget, so in effect JT Lawn services has been paid \$50,002.78 more than was budgeted. This will be addressed by the new Board as a budget is drafted, reviewed and approved along with negotiating a new contract with JT Lawn Services for 2025. If you simplify the financial report to gains vs losses for the year, we have a slight net loss and that means we are dipping into our reserves to keep the community running. Director MaryEllen Jaquith moved to accept the Treasurer's report; seconded by Director Robin Cyr; report approved as submitted.

### Committee Reports:

Architectural Control Committee (ACC)—Chairperson Jan Elliott reported that there were no requests since the last Board/community meeting.

Property Inspection Committee (PIC)—Chairperson Debbie Smith reported that this year 202 homes were inspected; 105 needed work; all have been completed with the exception of 2 who are in process, and 4 who asked for financial considerations to complete the work in the spring of 2025. Two people removed personal trees.

Recreational Vehicle Lot—Dede Sharp reported that all spaces are rented.

Neighborhood Watch and New Homeowner Welcome Packet distribution—Jody Blackmer noted that though the Neighborhood Watch/Block Program has been discontinued, neighbors still look out for one another and when needed, wellness checks can be requested through Adult Protective Services. Jody is sending New Homeowner Packets by certified mail to each new buyer of a home in The Vineyard. It is her goal to provide packets to each of the non-resident, multi-homeowners (who then rent their properties) to be sure each owner had current information on the neighborhood, Rules and Regulations, etc., and ultimately to get packets to each existing homeowner who likely no longer knows where that information may be stored if they've lived here a long time.

Little Library—Gail Corbett noted that we need some extra donations to the Little Library, as books are a bit low. Please drop off donations at 10 Burgundy Ct so the books can be stamped and not

sold. Children's books do not move but all other kinds of books are happily accepted. No oversized books that will not fit in the Library with the door closed will not be accepted.

#### Old Business:

Brian Smith said that the front entrance lighting that was dug up looking for an electrical cable to have a powerful electric light connected proved that no such cable exists. JT Lawn Services is looking for a high—powered solar light to be installed instead. The brick work will be restored as originally laid when the light is installed.

Leaf removal has begun.

The irrigation system has been shut down for the season and lines blown out.

Updated HOA Rules and Regulations are nearing completion and will be published soon. Brian Smith has been working with Robin Cyr on these revisions.

Sidewalk replacement and tree removal generated a lot of discussion throughout the update provided by Brian Smith and MaryEllen Jaquith. Work is set to begin on Monday, 28 October with flaggers provided by Mesa County and the tree removal itself done by Sav-A-Tree, formerly T4 Trees. Eleven trees are scheduled for removal that have caused considerable buckling of the neighborhood perimeter sidewalks that fall under Mesa County jurisdiction to maintain and keep safe. The County is paying for all the replacements. The HOA will pay to replace lost trees with ones recommended by qualified arborists for longevity, shade, root expansion, etc. While we all truly hate to have trees removed, safety is a priority and adding new trees will ensure that all our original trees don't fail or die at the same time so we would no longer have the luxurious shade and greenery we all appreciate in our community. The Board encourages those with a passion for the appearance and in exploring green-options for the neighborhood to volunteer to help with committees and/or run for the Board in the future. It was also noted that there is one very large tree beside the center sidewalk through the community that does not fall under Mesa County purview. That issue will be addressed by the Board in 2025 and we'll be looking to the residents with good ideas for alternative sidewalk materials and any other options to ensure a new tree won't buckle the sidewalk will be asked to work with us for a solution.

#### New business:

Be alert to potential for vandalism or squatters if you have a home that is obviously vacant for extended periods of time.

Be alert to scam emails purporting to be from any of the Board members, as some very sophisticated and real-looking scam emails have been making the rounds within the Board. This also applies to text messages. When in doubt, call the sender or institution for verification. The best rule of thumb is to delete unread any emails or texts you believe to be phishing scams.

Ballots were counted and results reported. Your new Board is as follows:

<u>President:</u>	Brian Smith
<u>Vice President:</u>	Jim Fleming
<u>Secretary:</u>	Robin Cyr
<u>Treasurer:</u>	Peggy Mauer

Director: MaryEllen Jaquith

Director: Dede Sharp

Director: Leslie Jordan

The next meeting of the new Board to work on next year's budget and the Lawn Services contract will be November 16<sup>th</sup> for Board members only.

The meeting was adjourned at 11:10 AM.

Respectfully submitted,

Robin Cyr

Secretary