

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
JANUARY 11, 2011

An annual meeting of the general membership of the Association was held at 7:00 pm on January 11, 2011 at 8113 Plum Creek Trail.

The president of the Association, David Gudal, called the meeting to order at 7:10 pm, stating that notice of the meeting had been duly given according to law and the governing documents of the Association.

The president further stated that there was a quorum of the members present at the Meeting: those members are identified on the attached sign-in sheet.

The minutes of the Annual Meeting on 1-12-10 were approved (no comments or objections).

Old Business:

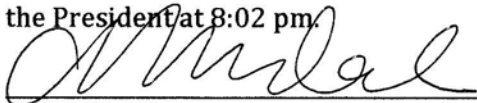
- The Member Directory is available on the website. It will be updated after the 2011 Annual Meeting. Please keep the Secretary informed of any changes to your mailing address, phone number(s) and email address.
- Pond and fishing – comments from Pondmaster Dean Johnson:
 - Continue catch and release.
 - There are some catfish in the pond, they should be removed if caught
- Facilities at HOA Lot:
 - A trashcan is now in place at the shelter.
 - An additional bench was installed at the playground.
 - A drinking fountain was installed at the shelter and the hydrant was repaired. The water is currently shut off due to freezing weather
- HOA Liability Assessment: The report by John Crafton and Gavin Callaway (which was previously emailed to members) was discussed. The main discussion points as addressed in the report were:
 - Specific coverage for a loss event is expressed in the policy. The carrier (insurer) does not cover anything not specifically expressed in the policy.
 - A lifetime disability claim may exceed the limits of the policy. A judgment could be sought and won against the HOA for amounts in excess of the policy limits, in which case the additional judgment amount could be charged to each lot owner.
 - Typically carriers sue each other. Individuals, whether residents or non-residents, may have no control over whether a lawsuit is filed.
 - Lawsuits generally are about apportionment: deciding who is responsible/mostly at fault.
 - While a gate would not prevent unauthorized persons from entering the neighborhood, it demonstrates an attempt to control access and would be a good method of reducing general liability risk from an insurance viewpoint.
 - A gate will not make the neighborhood impregnable and may provide a false sense of security.
 - David Gudal informed the members of damage to the tennis court net and windscreens that was discovered in the fall. The net was sliced between the cables from top to bottom, a 10 ft section of the East windscreen was sliced, and the rope on the outside of the West windscreen was also cut. The Board has taken steps to have padlocks installed on the gates; keys will be made available to each owner.

- Fencing the Homeowners Lot is another option to reduce risk and control access. The fence would need to be wrought iron and designed for security rather than just a pipe fence. The Board will get a price for fence.
 - Some owners stated that they would prefer to protect their house with a gate at the entry rather than fencing the HOA lot.
 - The Board will obtain pricing to raise the liability coverage limits in order to reduce the risk to owners. Insurance carriers will charge a premium to transfer risk. The HOA needs to balance cost with coverage to avoid being either under-insured or over-insured. They will also determine if there are rate reductions for fencing the HOA lot or installing an entry gate.
 - Security cameras are also an option. The Board obtained one bid for video surveillance at the HOA Lot and also at the entry. The Board will obtain additional bids to determine if this would be cost effective.
 - A member suggested the use of window stickers for vehicles so that residents would be able to more easily identify fellow residents, particularly when parked at the HOA lot.
 - A member expressed thanks to John Crafton for his well-written report.
- Social Function Coordinator: the position was not filled last year.
 - Brandais Benton volunteered to coordinate a 4th of July event with the help of Gail Bubel.
 - Frances Morrison explained the upcoming Ladies get-together: they will meet once per month on the 2nd Tuesday from 6:30-8:30 pm and take turn as hostess. No gifts, money, dinner will be required. Appetizers and drinks will be served.
 - David Gudal gave the Report to membership by the Board of Directors regarding the 2010 Financial Report. A member asked if the HOA filed an annual tax return based on payment made to an accountant. Missy Gudal replied that the HOA files an 1120 Federal Return each year as well as the required Texas reports.

New Business:

- Presentation of 2011 Proposed Budget
 - Facility Maintenance: Funds are included for rip-rap at channel to prevent further erosion, Tennis Court maintenance and locks, and possibly for security lights and/or cameras at HOA lot.
 - The current Mowing/Landscape contract is from March to March. The budget includes funds for the annual contract as well as possible additional costs such as sandbur treatment or additional flowerbeds.
 - Roadway Preventive Maintenance: \$11,000 was added to the fund in 2010. The total balance of the fund is \$50,428.22. It is projected that \$90,000 total will be needed in four years for an asphalt overlay. The cost may increase if the price of oil increases. A goal of \$11,000 will be set in 2011 for the fund.
- Board of Director elections: David Gudal informed the members that Dean Johnson's term has expired and a Director will need to be elected for a 3 year term. Dean was willing to serve another term and was placed on the ballot. Additional nominations were called for. None were made. The ballots were collected and counted by Gavin Callaway and Chris Benton. Dean Johnson was unanimously elected.
- **Enforcement Issues: Members are reminded that dirtbikes, ATV's etc are NOT to be driven on the HOA lot or on the roadways. Please follow the requirements of the DCCR, and remind your family members to do so.**

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 8:02 pm.




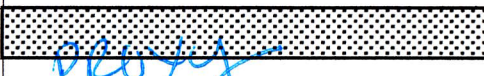






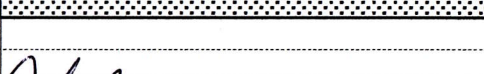
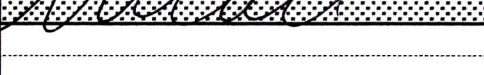


Corporate Secretary

VHHOA INC ANNUAL MEETING SIGN-IN SHEET 1-11-2011

PLEASE MAKE ANY NECESSARY CHANGES/UPDATES

BLOCK 1

LOT NO.	NAME & MAILING ADDRESS	SIGNATURE(S)	PHONE	E-MAIL ADDRESS
1	Noe & Yolanda Garza 8101 Rose Creek Ct. Burleson, TX 76028		682.518.9489	eonazrag@yahoo.com
2	Joseph & Dawn Ruzic 8113 Rose Creek Ct Burleson, TX 76028		682.518.5828	dawn@ruzichome.com
3	Mike & Connie Romano 8125 Rose Creek Ct. Burleson, TX 76028		682.518.0845	lovemywesties@yahoo.com
4	Mickey & Susie Gechele 8008 Vineyard Ct. Burleson, TX 76028		817.473.9079	mgechele@msn.com sgechele@msn.com
5	Dave & Rae Jean Reagan 8000 Vineyard Ct. Burleson, TX 76028		817.453.7512	rjreagan@quixnet.net
6	Kelly and Chrystal Barnett 1406 Ravenwood Dr. Mansfield, TX 76063			(8001 Vineyard Ct.)
7	Jason and Christine Furtick 2525 Slaton Grand Prairie, TX 75052		817-774-7268	christyfurtick@yahoo.com furtick22@yahoo.com (8005 Vineyard Ct.)
8	David Edelen 8009 Vineyard Ct. Burleson, TX 76028		817.419-9539	amnotr2@sbcglobal.net david.edelen@alconlabs.com
10	Bruce and Tina Brockman 8132 Plum Creek Trail Burleson, TX 76028		817.473.8132	btbrockman@sbcglobal.net
11	Gavin and Angela Callaway 8128 Plum Creek Trail Burleson, TX 76028		817.478-0814	gavin@callawayrealestate.net angelacallaway@gmail.com adcallaway@hotmail.com
12	Tim and Henri Hill 4400 Rambling Creek Dr. Arlington, TX 76016		817.561-4119	thirjhill@sbcglobal.net (8124 Plum Creek Tr)



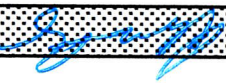



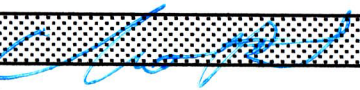
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LOT NO.	NAME & MAILING ADDRESS	SIGNATURE(S)	PHONE	E-MAIL ADDRESS
13 B	Dean and Sharon Johnson 8120 Plum Creek Trail Burleson, TX 76028		817.473-8790	dsjohnson84@aol.com
14 B	David and Wendy Sardella 2015 Fawnhollow Ct. Arlington, TX 76001		817.465-5850	dsardella@att.net (8116 Plum Creek Tr)
15	Kevin and Kathy Mitchell 8112 Plum Creek Trail Burleson, TX 76028		817.473-8746	kmitch5@att.net
16 B	John and Darrol Crafton 8108 Plum Creek Trail Burleson, TX 76028		817.453.3898	boosterbird1@att.net
17 B	Kim & Christi Childers 8104 Plum Creek Trail Burleson, TX 76028		817.473-7987	christi.childers@sbcglobal.net
18	Anthony Murray 8100 Plum Creek Trail Burleson, TX 76028			tony@feiconveyors.com renee-murray@att.net
19	Trent and Lecia McNair 400 Center Dr Fort Worth, TX 76140		817-538-7212	(8105 Plum Creek Tr)
20	James and Kim McCarthy 8109 Plum Creek Trail Burleson, TX 76028			kmccarjmccar@sbcglobal.net
21, 22, 23	David and Missy Gudal 8113 Plum Creek Trail Burleson, TX 76028		817.473-4822	missy@gudal.net secretary@vineyardheights.com
24	Monty & Kim Montalvo 8136 Rose Creek Ct. Burleson, TX 76028		817.466.7061	kim-monty@sbcglobal.net
25	Robby (Hal) and Chasidy Pettigrew Jr. 8124 Rose Creek Ct. Burleson, TX 76028		817-453-8054	chasidy.pettigrew@gmail.com
26, 27	William and Sarah Lewis 8112 Rose Creek Ct Burleson, TX 76028		817.453.9351	blewis@johnsoncountyfoam.com sarah@johnsoncountyfoam.com

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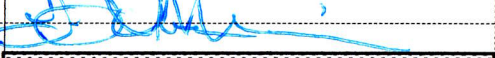






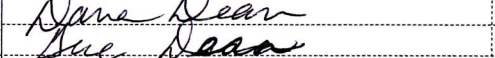


LOT NO.	NAME & MAILING ADDRESS	SIGNATURE(S)	PHONE	E-MAIL ADDRESS
28	Sid & Debbie Rasnick 8048 Rose Creek Ct Burleson, TX 76028		682-518-7723	sidrazz2004@yahoo.com

BLOCK 2

1	Blaine & Gina Tompkins 8137 Plum Creek Trail Burleson, TX 76028		682-518-1562 559-930-9037	rock_tompkins@yahoo.com brercat@hotmail.com
2	Tim and Brandi Millstid 8008 Muscadine Ct. Burleson, TX 76028		817-453-8788	tmillstid@kinleyconstruction.com
3	Fred & Jeannine Worthington 8004 Muscadine Ct. Burleson, TX 76028			jeannine@worthingtontx.com
4	Chris McMahon 8000 Muscadine Ct. Burleson, TX 76028		817-454-2007	mackeyservices@sbcglobal.net
5	Doug & Tammy Bergere 8001 Muscadine Ct. Burleson, TX 76028		817-473-6859	douglas@bergere.com tammy@bergere.com
6 	Steven and Sandra Clapp 8009 Muscdine Ct. Burleson, TX 76028		817-472-5481	sandraclapp@sbcglobal.net
7 	Russell and Patricia Peterson 8209 Plum Creek Trail Burleson, TX 76028		817-473-1987	patmuha@aol.com
8, 8A 	Chris and Brandais Benton 8213 Plum Creek Trail Burleson, TX 76028		817-988-0808	cbenton27@yahoo.com

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BLOCK 2

LOT NO.	NAME & MAILING ADDRESS	SIGNATURE(S)	PHONE	E-MAIL ADDRESS
9	Mike & Gail Bubel 8217 Plum Creek Trail Burleson, TX 76028		817.907-0161	michaelbubel@sbcglobal.net gailbubel@sbcglobal.net
10	Tom & Frances Morrison 8221 Plum Creek Trail Burleson, TX 76028	 	817-473-9090	fcmorrison@aol.com tommorr2@aol.com
11	Steve Gilman 8224 Plum Creek Trail Burleson, TX 76028			denitagilman@yahoo.com
12	Greg and Julia Galier 8220 Plum Creek Trail Burleson, TX 76028		817.472.7104	ggautogreg@yahoo.com julia_galier@yahoo.com
13	Cam and Brenda Pope 8216 Plum Creek Trail Burleson, TX 76028		682.518-6202	tcpopejr@gmail.com bpopern@yahoo.com
14	Wes & Michelle Flores 8212 Plum Creek Trail Burleson, TX 76028		682-518-9494	agflores92@yahoo.com wesflores91@gmail.com
15	Chris and Christie Garrett 8208 Plum Creek Trail Burleson, TX 76028		682.518.0540	cgarretct@aol.com
16	Greg and Dana Dean 8101 Wild Goose Ct Burleson, TX 76028	 	817-561-0950	deangdrg@aol.com
17	Edward & Heather Parker 8105 Wild Goose Ct. Burleson, TX 76028			edward@toponotchit.com
BLOCK 3				
1	David and Kristi McDonald 7121 Greenspoint Dr. Arlington, TX 76001		817-472-9212	dmac02@prodigy.net kristi_mcdonald@prodigy.net (8100 WGC or 8136 PCT)

VINEYARD HEIGHTS HOA INC
ANNUAL MEETING 1-11-11
TELLERS' REPORT

Number of votes cast.....17

Necessary for election.....n/a

Dean Johnson received.....17.....

..... received.....

..... received.....

..... received.....

X John G. Bell

X Chris Bet