

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
JANUARY 12, 2010

An annual meeting of the general membership of the Association was held at 7:00 pm on January 12, 2010 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 1-13-09 were approved (no comments or objections).

Old Business:

- The Member Directory is available on the website. It will be updated after the 2010 Annual Meeting.
- Pond and fishing – comments from Pondmaster Dean Johnson: continue catch and release. Also, 4-wheelers etc are to be parked on the asphalt and not driven around the pond.

David Gudal gave the Report to membership by the Board of Directors regarding the 2009 Financial Report.

- Facility Maintenance: \$6583 of the \$7,530.57 was used to seal cracks in the Phase II roadway and repair a section of Vineyard Ct., \$920 was used to replace the east windscreen at the tennis courts.
- The \$6,000 Roadway Preventive Maintenance Fund from 2009 will be added to the existing funds for a total balance of \$39,395.71, which is set aside for future overlay of the roadway in 5-6 years as recommended by several contractors. The estimated cost will be \$90,000-\$100,000 for 1 inch asphalt overlay.

New Business:

- Presentation of 2010 Proposed Budget:
 - Facility Maintenance: Based on previous member input, the Board has included costs to add a trash can and commercial drinking fountain at the shelter, add one additional bench in the playground area, add additional mulch to the playground area as required for safety, add bentonite or concrete to the concrete at the pond to prevent seepage, and expand the sprinkler system by adding 3 zones.
 - After discussion, the members indicated that expanding the sprinkler system was not a priority at this point.
 - Riprap at the creek will be needed in the future to prevent further erosion at the end of the culverts.
 - The Mowing/Landscape Budget increased from \$6300 to \$6750. The annual contract would include weekly mowing and trimming, over-seeding with rye, fertilization, weed control, trash removal, fire ant treatment, and pruning of trees at the HOA lot as well as 3 seasonal color changes and mowing and trimming at the entry. Several points of discussion were as follows:
 - A member stated that he could reduce the proposed Assessment through a reduction in the cost of the mowing contract. He obtained an estimate of \$3,100

for the mowing contract, which included mowing only 38 times per year instead of 50 times per year. It was not clear if it included any mowing or trimming at the entry. The President asked for input from the members on how much maintenance they would like done at the HOA lot and entry. Several members indicated that over-seeding with rye would require additional watering and mowing which seemed like an unnecessary cost. In general, the members expressed that the HOA lot and entry should continue to be mowed and trimmed regularly throughout the growing season, but that additional watering and over-seeding were not necessary. The Board will obtain new bids to reduce the cost of the annual contract as much as possible while keeping the HOA lot and entry attractively maintained. (Note that the 38 mowings will not control winter weeds).

○ **Roadway Preventive Maintenance:**

- A member expressed concern that the fund was increasing unnecessarily, and asked if the roads could be turned back to the county for maintenance. David Gudal stated that we discussed it at length last year, and while this is possible it would not be desirable since Johnson County does not have the resources to repave the road but would instead use a surface treatment (chip seal). He also pointed out that Johnson County has performed no maintenance on the public portion of Rose Creek Court (Berry Hill Estates) in the 10 years that they have owned it. It was also noted that public control would mean public access: anyone could come in and use the roadways/cul-de-sacs for fireworks or any other reason and they could not be asked to leave.
- Several members expressed concern that if we do not build the Roadway Fund as needed a fairly large Special Assessment could be necessary at the time the overlay is done. It was suggested that it is better to build it year by year than have a big hit in the future.
- It was suggested that the Board investigate ways to reduce the mowing and facility costs and apply any savings to the Roadway Fund, keeping the Annual Assessment at \$548.

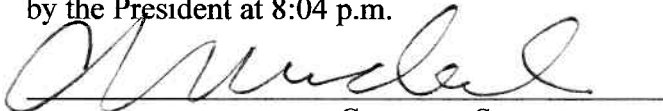
○ **Annual Assessment rate:** David Gudal explained that the members do not vote on the Assessment unless the amount is increased from the previous year.

○ **Entrance Gate:** A member asked what the cost of an entrance gate would be. David Gudal stated that bids have ranged from \$85,000 to \$120,000. He explained that the entrance gate must meet the requirements of the City of Fort for allowing 3 cars to stack up as well as having a turn-around. Other necessary components are installing a culvert, re-grading the area, new paving, gate costs, electric costs, and fence.

- A member asked if a committee could be formed to address risks to the owners. This would include presenting the benefit of protecting the members from lawsuits since the playground and pond constitute an “attractive nuisance” and represent a liability risk to the owners. An entrance gate could also increase property values in the neighborhood.
- Our insurance policy has \$1,000,000 coverage for liability. The committee can explore whether this is enough coverage, and how installation of a gate could reduce the need for additional insurance. It was also noted that “No Swimming” signs should be posted at the HOA lot/pond.
- Financing options could be considered for those who are unable to pay for a Special Assessment.

- The purpose of the Committee would be to explore all the options and make a presentation to the owners of the costs and benefits so the members can make an informed decision.
 - David Gudal asked John Crafton to be the chair of the committee, John graciously accepted.
- Board of Director terms: David Gudal stated that no Board members needed to be elected this year: Dean Johnson's term will expire in 2011, David Gudal and Gavin Callaway's terms will expire in 2012.
- Enforcement Issues were brought forward by the President as follows:
 - The issue of unrestrained dogs has generated complaints. Members were reminded that it is their obligation to keep dogs fenced or on a leash. A member asked what procedure to follow if their neighbor's dogs were loose. David Gudal stated that members should attempt to speak to the dog's owner directly. If they have notified the dog's owner and it continues to happen, the member should make a written notification to the Board.
 - Dirt bikes and 4-wheelers continue to be an issue. David Gudal reminded members that the Restrictions limit use of these vehicles to the owner's lot, not the HOA lot or the roadways. Motorcycles or dirt bikes must be equipped with a baffled muffler and anti-noise device.
- Other Items:
 - Connie Romano made a presentation regarding "Pet Partners", which will appear as a tab on the HOA website. Members will be able to register their pets, which will help identify any loose pets and make it faster and easier for them to be returned safely. She provided a flyer, which can be completed and returned to her. She is also willing to take photos of pets to aid in identification. The website is secure since use is restricted to those who have registered and been approved to obtain a password. She also recommended that all pets wear collars and tags.
 - Social functions. David Gudal asked if anyone present was willing to take over as Social Coordinator, no members volunteered. Members may email or call the Board if interested in helping in this area.


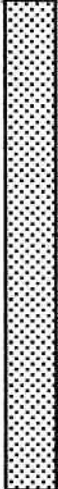


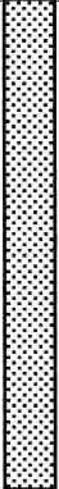







There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 8:04 p.m.


Corporate Secretary

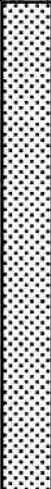
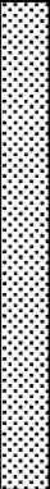







PLEASE MAKE ANY NECESSARY CHANGES/UPDATES

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	<i>Dawn Ruzic</i>	682.518.5828	dawn@ruzichome.com
3		Mike & Connie Romano 8125 Rose Creek Ct. Burleson, TX 76028	<i>Mike Romano</i>	682.518.0845	lovenywesties@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	<i>Rae Jean Reagan</i>	817.453.7512	dreagan@quixnet.net
6		Kelly and Chrystal Barnett 4214 Iron Lane 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 (8009 Vineyard Ct or 8149 RCC)
10		Bruce and Tina Brockman 8132 Plum Creek Trail Burleson, TX 76028	<i>Bruce Brockman</i>	817.473.8132	btbrockman@sbcglobal.net
11		Gavin and Angela Callaway 8128 Plum Creek Trail Burleson, TX 76028	<i>Gavin Callaway</i>	817.478-0814	gavin@callawayrealestate.net angelacallaway@gmail.com
12		Tim and Henri Hill 4400 Rambling Creek Dr. Arlington, TX 76016		817.561-4119	thirhill@sbcglobal.net (8124 Plum Creek Tr)



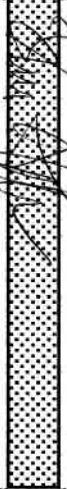

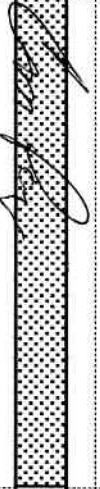

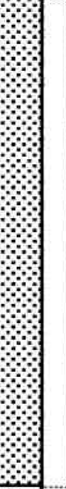



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BLOCK 1		SIGNATURE(S)		PHONE	E-MAIL ADDRESS
LOT NO.	NAME & MAILING ADDRESS				
13	Dean and Sharon Johnson 8120 Plum Creek Trail Burleson, TX 76028			817.473-8790	dsjohnson84@aol.com
14	David and Wendy Sardella 2015 Fawnhollow Ct. Arlington, TX 76001			817.465-5850	dsardella@att.net
15	Kevin and Kathy Mitchell 8112 Plum Creek Trail Burleson, TX 76028			817.473-8746	kmitch5@att.net
16	John and Darrol Crafton 8108 Plum Creek Trail Burleson, TX 76028			817.453.3898	boosterbird1@att.net
17	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 Tenece-Murray@att.net
19	Trent and Lecia McNair 400 Center Dr Fort Worth, TX 76140			817-538-7242 817.614.0713	leciamcnair@yahoo.com (8105 Plum Creek Tr)
20	James and Kim McCarthy 8109 Plum Creek Trail Burleson, TX 76028				kmccarjmcarr@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 (8112 rose Creek Ct)

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BLOCK 1					
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	rock_tompkins@yahoo.com brercat@hotmail.com	
2	Tim and Brandi Millstid 8008 Muscadine Ct. Burleson, TX 76028		817-453-8788	tmlstid@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 Muscadine Ct. Burleson, TX 76028		817-472-5481	sandrclapp@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	fmorrison@aol.com (8221 Plum Creek Trail)
	11	Steve Gilman 8224 Plum Creek Trail Burleson, TX 76028			denitagilman@yahoo.com
12		Greg and Julia Galler 8220 Plum Creek Trail Burleson, TX 76028		817 472 7104	ggautogreg@yahoo.com julia_galler@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
	15	Chris and Christie Garrett 8208 Plum Creek Trail Burleson, TX 76028		682.518.0540	cgarretc@aol.com
16		Greg and Dana Dean 8101 Wild Goose Ct Burleson, TX 76028		817-561-0950	deangdrq@aol.com (8101 WGC or 8200 PCT)
	17	Edward & Heather Parker 8105 Wild Goose Ct. Burleson, TX 76028			edward@toponotchit.com
BLOCK 3		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)