

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
JANUARY 13, 2016

An annual meeting of the general membership of the Association was held at 7:00 pm on January 12, 2016 at 8113 Plum Creek Trail.

The president of the Association, David Gudal, called the meeting to order at 7:02 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 1-13-15 were approved (no comments or objections).

Old Business:

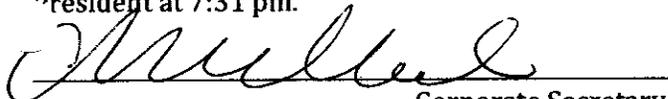
- Member Directory: the Directory is posted on the website (www.vineyardheights.com). Members were reminded to please update or add their email addresses on the sign-in sheet.
- A report on pond management was given by Dean Johnson:
 - An aerator was installed to help prevent issues with fishkill from turnover of water layers.
 - Algaecide and dye were used to help control algae, many thanks to Mike Romano for his efforts.
 - David Gudal has been plugging small holes in the small dam but has been unable to find a contractor who has a slurry pump to fill cavities (the job is too small).
- Facility Maintenance:
 - A 'Private Road' sign was installed at the entry and 2 'No Swimming' signs were installed at the HOA lot, thanks again to Mike Romano.
 - A new net was installed at the tennis court.
 - All of the overhead lights at the tennis court and pavilion as well as the security light at the pavilion are functional as of today.
- David Gudal gave the Report to membership by the Board of Directors regarding the 2015 Financial Report. There were no questions.

New Business:

- Presentation of 2016 Proposed Budget
 - The Proposed Budget does not require any increase in the Annual Assessment. The President explained that no vote on the Annual Assessment is needed if it remains the same (a vote is required for an increase).
 - Roadway Maintenance:
 - The Roadway in Phase II will need an overlay in 1-3 years at a projected cost of \$50,000. The Roadway Fund balance is \$39,375.57
 - \$8,250 will be set aside in 2015 with additional funds to be set aside in 2017 if needed.
 - A member asked if asphalt costs had gone down since oil prices are low. David Gudal replied that when he had checked on pricing previously it had not reflected a significant reduction since there are a limited number of asphalt producers and it is based more on demand than oil prices. It may be beneficial to plan to do the overlay in the fall of 2016 if prices have dropped, the Board will check on this option.
 - Facility Maintenance:
 - A member asked why the Facility Maintenance Budget varies from year to year, David Gudal stated that the Board meets to assess the condition of the facilities and determine how much to budget based on identified items for the coming year.
 - Mowing Budget: was increased to reflect the cost of a professional crew based on bids received. A member volunteered to obtain another bid from Arlington Landscaping.

- The Stop signs at all intersections will be replaced due to age and fading. A member asked if the street signs and Stop signs could be upgraded to black iron as were used in Diamond Hills and Legacy Estates. The Board will take this under advisement for consideration in future budgets.
 - Funds have been included for the installation of cameras: one at the entry and one near the intersection by the HOA lot.
- A member asked if the Annual Assessment would be likely to decrease in the future. David Gudal stated that after the Phase II roadway overlay is completed and a contingency fund is in place the Annual Assessment could decrease.
 - Enforcement Issues:
 - Owners are reminded that 4-wheelers/ATV's are to be ridden on the owners' lots only, not on the HOA lot or roadways.
 - Several members asked about the feasibility of installing speed bumps on Rose Creek Court, they are concerned because they have noticed several vehicles regularly passing at high speeds and are concerned for the safety of children on bicycles and pedestrians. David Gudal replied that speed bumps could be considered. An email will be sent to members requesting that they drive more courteously and ask their household members to do so also. Speed should be limited to 30 mph.
 - Another member asked if the road could be striped through the curve near the entry since they have frequently been at risk of being hit by unobservant drivers. David Gudal replied that this can also be considered.

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 7:31 pm.


Corporate Secretary