

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
JANUARY 17, 2017

An annual meeting of the general membership of the Association was held at 7:00 pm on January 17, 2017 at 8113 Plum Creek Trail.

The president of the Association, David Gudal, called the meeting to order at 7:05 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 1-12-16 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:**
 - The aerators have not been running; the GFI will need to be checked to determine if that is the problem.
 - Algaecide and dye were used to help control algae, many thanks to Mike Romano for his efforts.
 - David Gudal has been plugging small holes below the concrete dam with bentonite pellets but has been unable to keep water from seeping through the dam. Water has also been seeping through the berm on the north side of the pond. Repairs are budgeted for 2017 to address these issues.
- David Gudal gave the Report to membership by the Board of Directors regarding the 2016 Financial Report.

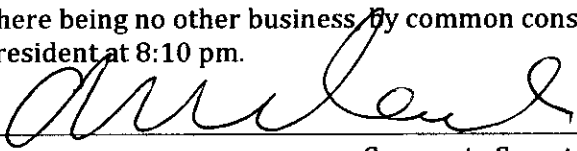
New Business:

- **Presentation of 2017 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 the Assessment remains the same (a vote is required for an increase).
 - **Roadway Maintenance:**
 - David Gudal will prepare a takeoff so that a bid can be obtained for the overlay of the Phase II roadway and the Phase I culs-de-sac.
 - When the overlay is done we can include having a stripe added at the curve near the entrance which members thought would be helpful to assist drivers when meeting other vehicles on this section of the road.
 - **Facility Maintenance:**
 - **Mowing Budget:** was increased to reflect the cost of a professional crew based on bids received.
 - **Additional funds have been included for the installation of cameras:** one at the entry and several at the HOA lot. A bid has been obtained but it has been determined that a cell phone based camera will be needed at the entrance due to complications with Internet accessibility.
 - **Pond Repair:** The berm and spillway have been leaking water for several years. Repairs made with injecting bentonite worked temporarily at the dam but will not be a long-term solution. Adding a layer of bentonite to the pond to prevent seepage through the berm was considered but would not be a good solution since members like to fish at the edge of the pond and bentonite would make it slippery and messy. A contractor was consulted and a bid obtained to place a 4 foot vertical liner 5 feet deep along the length

of the berm beginning at the dam and all the way to the east side of the pond. A liner and rock riprap will be added to the west end of the channel extending from the culverts to prevent erosion.

- Election of Director: 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 for another term and his name was placed on the ballot. Additional nominations were called for; none were made. The ballots were collected and counted by Gavin Callaway and Dean Johnson was elected.
- Internet Service issues:
 - Many members have experienced difficulty with ATT Internet service in the neighborhood. It was suggested that members conduct speed tests to determine if they are receiving the service that their contract is supposed to provide. If they are not they are encouraged to notify ATT and also file a complaint with the FCC.
 - Rise Broadband has been asked to do a site assessment for our neighborhood to determine if placing a tower in a utility easement (at the back of the lots) in the neighborhood would increase availability of service. A member commented that while their service may be faster and more reliable, there are limits on usage and overage charges may be incurred quickly.
- Aerobic Septic Systems: a member commented that there appear to be several septic systems that are not functioning properly. David Gudal stated that Johnson County requires that the lot owner have an annual service contract. Aerobic systems work only if oxygen is supplied to the bacteria. An annual service contract assures that the blower unit is working, chlorine tablets are supplied, and the tanks are pumped if needed. Since new owners may not be aware of the requirement or that their system is not functioning, an email could be sent to all members.
- Grass at the pavement edge: owners are reminded that since there is no county maintenance they are responsible for mowing ditches and also for removing or preventing growth of grass/weeds at the edge of the road or that grows up through the pavement in front of their lots. Maintaining a vegetation free strip at the edge of the pavement will prolong the life of the roadway.
- Burning: a member commented that someone has been burning plastics, which produces unpleasant odors. David Gudal stated that the HOA does not control burning. The fire department issues burn bans and can be called to report unauthorized burning. Burning should be done in barrels with a grate over the top.

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 8:10 pm.



Corporate Secretary