

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
JANUARY 11, 2018

An annual meeting of the general membership of the Association was held at 7:00 pm on January 11, 2018 at 8113 Plum Creek Trail.

The president of the Association, David Gudal, called the meeting to order at 7:01 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 1-17-17 were approved (no comments or objections).

Old Business:

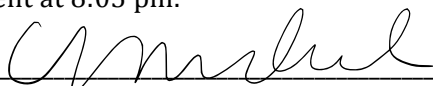
- The HOA website has been updated and several changes have made. Since it has proven difficult for members to keep up with usernames and passwords they will no longer be necessary to access the website. The Member Directory will no longer be linked to the website since it contains personal information that would not be password protected.
- Dean Johnson gave a report on pond management: there are some bottom weeds that need to be killed.
- David Gudal gave the Report to membership by the Board of Directors regarding the 2016 Financial Report.
 - A member stated that the windscreens are an unnecessary expense. Several other members disagreed. The President called for a show of hands in favor of maintaining/replacing the windscreens; the majority present was in favor.
 - A member asked what interest rate the Money Market account was earning and stated that Allied Bank has an account with a 1% rate.

New Business:

- Presentation of 2018 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 stated the we need to prepare a takeoff so that bids can be obtained for the overlay of the Phase II roadway and the Phase I cul-de-sacs.
 - 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:
 - Last year it was determined that a cell phone based camera would be needed at the entrance due to complications with Internet accessibility. A wireless camera was placed at the entry to determine functionality and data storage needs. The average number of cars entering/leaving per day on the weekends was over 400 and data storage would clearly be an issue. The Board discussed several options and concluded that merely having a photo of a vehicle entering/leaving the neighborhood would not be adequate proof for legal action. Members who desire greater security will be best served by having cameras on their individual properties.
 - It was suggested that a dummy camera and signs indicating video surveillance be placed at the entrance and members were in agreement.

- The Board would like to continue pursuing the installation of a camera at the HOA lot and tennis courts. It may be possible to access Internet service via the antenna/bridge on the Gudal's property but if that is not possible it may need to be cell phone based. Kelly Barnett and Jeff Ramey stated that they would help to accomplish this by mid February.
 - Mowing: The current contractor has done a good job of mowing and trimming, but the playground was frequently overgrown with weeds and the entrance beds were not maintained. A new contractor will be sought to take over when the current contract expires.
- Election of Director: David Gudal informed the members that David Gudal's and Gavin Callaway's terms have expired and 2 Directors will need to be elected for a 3-year term. Gavin and David were willing to serve for another term and their names were placed on the ballot. Additional nominations were called for; none were made. The ballots were collected and counted; Gavin Callaway and David Gudal were elected.
 - Speeding:
 - There were multiple complaints about vehicles speeding in the neighborhood, particularly from the entrance to the stop sign by the park/playground.
 - Speed bumps were discussed as a possible solution. A member stated that speed bumps could cause additional problems – in a previous neighborhood several cars landed in his yard due to speed bumps. The Board will investigate options.
 - A member expressed concern that special request items do not get accomplished during the year and suggested that additional meetings throughout the year may be helpful to ensure that tasks are accomplished. The President replied that having another meeting would likely not help get things done since it would simply add another time commitment and the Board is already spread thin. The Board's obligation is to maintain the facilities (rather than fulfill special requests) and it is already a significant commitment of time and resources for Board members on top of the demands of jobs and families. A member stated that in a previous organization they had committees that handled various tasks. The Board will take action to get others involved at their Director's meeting immediately following the Annual Meeting.

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 8:05 pm.



 Corporate Secretary