

**VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC**  
**MINUTES OF ANNUAL MEETING**  
**JANUARY 8, 2019**

An annual meeting of the general membership of the Association was held at 7:00 pm on January 8, 2019 at 8113 Plum Creek Trail.

The president of the Association, David Gudal, called the meeting to order at 7:04 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 1-11-18 were approved with no comments or objections.

Old Business:

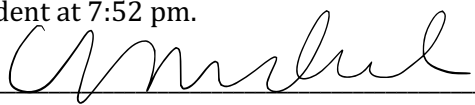
- Dean Johnson gave a report on pond management:
  - Catch and release will continue.
  - There are some weeds that need to be killed (hydrilla). Chemicals have been used but have not been effective against hydrilla. There are chemicals that work but they are very costly. The most effective, inexpensive and environmentally safe method is to drain the pond halfway before a freeze and let the cold weather kill the weeds. This may be attempted next season if the weeds continue to worsen.
- David Gudal gave the Report to membership by the Board of Directors regarding the 2018 Financial Report. There were no questions.

New Business:

- Presentation of 2019 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 that a bid has been obtained to so seal cracks in all roads and to pave all of Vineyard Ct and its cul-de-sac as well as the cul-de-sac at the western end of Plum Creek Trail with a 1-inch overlay. A tack coat will be applied immediately before the overlay; residents living on Vineyard Ct or either cul-de-sac should be prepared to avoid driving on the tack coat.
    - A price was obtained to do the overlay of roadways in Phase 2. Since there are not enough funds in the Roadway budget to do the overlay this year, the budgets in future years will continue to include funds to save up for the Phase 2 overlay.
    - A member asked who the residents can call about having the public portion of Rose Creek Court (north of Vineyard Heights) repaired/paved, David Gudal stated that the road is maintained by Tarrant County and as such the Tarrant County Commissioner and/or the appropriate Precinct Maintenance division should be called.
  - Facility Maintenance:
    - Regarding the installation of a camera at the HOA lot and tennis courts; several members had volunteered to coordinate installation of cameras but based on limitations in technology and lack of time to oversee the project it was suggested another route be taken if this is still desirable.

- Mowing: The current contractor has done a good job of maintaining the HOA lot and the entry area.
- A member asked if a charcoal grill could be installed at the HOA lot. A few observations were made by other members regarding the possible fire hazard when the grass is dry as well as potential theft. If anyone wishes to gather information regarding cost and feasibility, they may forward it to the Board.
- Trash service and recycling: a member reported that Empire Disposal will provide weekly trash pickup that includes curbside recycling. A flyer will be posted to the HOA website for those who are interested.
- Speeding: There were multiple complaints about vehicles speeding in the neighborhood, particularly from the entrance to the stop sign by the park/playground.
- Aerobic systems: several members expressed appreciation of the email that was sent reminding owners that if there is an odor when their system is spraying then it is not functioning properly and needs to be serviced/repaired.
- Burning: a member requested that owners be reminded of the Johnson County Burn Laws which state that only natural vegetation and untreated/unfinished lumber may be burned. Prohibited items include synthetic materials, finished building materials, or treated lumber.
- ATVs/UTVs: members are reminded that these vehicles are to be ridden only on the Owners' Lots and not on the roadways or the HOA lot.
- A member asked about the possibility of changing the Restrictions to allow chickens to be kept on lots in the subdivision. The President explained that 2/3 of the members would have to approve the change and sign the amendment document in front of a notary. Since the process is complex the President asked for a show of hands of those who would be interested in proceeding; 10 of the 14 owners present at the meeting were in favor of proceeding. A Committee will be formed to draft the language and provisions of the proposed amendment and report back to the Board. The Committee will be advised to consider factors such as limiting how many chickens, excluding roosters, location on the lot, and keeping them contained in a building or fenced area.

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 7:52 pm.

  
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Corporate Secretary