

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
FEBRUARY 4, 2020

An annual meeting of the general membership of the Association was held at 7:00 pm on February 4, 2020 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 1-8-19 were approved with no comments or objections.

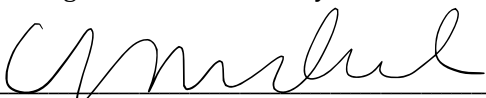
Old Business:

- Dean Johnson gave a report on pond management:
 - Catch and release will continue. Based on reports of fish caught there are still bass in the pond.
 - We have a member who is willing to apply chemicals as needed for algae. For more difficult weeds such as hydrilla a member mentioned that grass carp will eat the weeds. They are sterile but a fence must be put up to keep them from migrating downstream.
- David Gudal gave the Report to membership by the Board of Directors regarding the 2019 Financial Report. There were no questions.
- Enforcement Issues:
 - The most common issue is trailers/boats/RVs. Members are asked to please comply with the requirement which states that they must be kept at least fifty (50) feet behind the rear building line of the residence and at least one hundred seventy-five (175) feet from any street or common area OR on a paved area adjacent to the garage at the rear of each respective Unit (not visible to public view from the street i.e. behind the garage).
 - ATV's/UTV's: these vehicles are to be ridden on owners lots only, not on the HOA lot (park) or roadways.

New Business:

- Presentation of 2020 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 member asked about the additional money included for legal fees. The President explained that the HOA is currently involved in enforcing a drainage issue. There may be additional fees before a conclusion is reached. The Board cannot discuss the issue at this time on advice of the HOA attorney. The documents are available at this meeting for members to review if they so desire.
 - Roadway Maintenance:
 - 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 requested that the stripe in the curve be repainted because it is wearing off.
 - A member suggested that owners be reminded to keep grass out of the pavement edges along their properties to prolong the life of the road.
- 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. David Gudal thanked Dean for his 12 years of service and stated that Dean would not be seeking re-election. The Board nominated Bruce Brockman. Additional nominations were called for; none were made. The ballots were collected and counted; Bruce Brockman was unanimously elected.

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 7:26 pm.

 Corporate Secretary