

**VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC**  
**MINUTES OF ANNUAL MEETING**  
**FEBRUARY 2, 2021**

An annual meeting of the general membership of the Association was held at 7:00 pm on February 2, 2021 at the HOA Picnic Shelter (8157 Rose Creek Ct).

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 2-4-20 were approved with no comments or objections.

Old Business:

- Dean Johnson gave a report on pond management: catch and release will continue.
- Enforcement Issues:
  - The most common issue is trailers/boats/RVs. The Restrictions state that they must be behind the house. If you bring a trailer home and park it in your driveway overnight, it is in violation of the Restrictions.
  - ATV's/UTV's: these vehicles are to be ridden on owners lots only, not on the HOA lot (park) or roadways.
  - Speeding: several members have expressed concern about speeding by residents and delivery vehicles. Speed bumps were suggested as a solution, but the members were not in favor. The posting of Speed Limit signs and 'Children at Play' signs was strongly supported. The Board will take this under advisement at their meeting this evening.
- Maintenance:
  - The double yellow stripes at the curve near the entrance will be repainted and lengthened.
  - Pond aeration: the compressor at the pond was replaced. Should it fail again an air pump will be considered. A surge protector for the electric panel may be beneficial to reduce electrical issues.
  - HOA lawn care: members were asked for comments on the condition of the HOA lot, they expressed satisfaction with the maintenance performed.
  - The pothole on Rose Creek Ct is the responsibility of Johnson County. Members may call the local precinct maintenance office and ask that it be repaired. Dean Johnson has asphalt to repair the hole and has been waiting for warmer and drier weather.
  - Birds at picnic shelter: The columns were repaired in 2020 which has discouraged nesting. The application of bird repellant caulk at the light fixtures and conduit was suggested as a further deterrent.

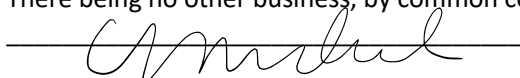
Report to Membership by Board of Directors:

- David Gudal gave the Report to membership by the Board of Directors regarding the 2020 Financial Report. A member asked about the expenses for legal fees. The President explained that the HOA had enforced a drainage issue and a Special Assessment has been levied. 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.
- Presentation of 2021 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.
  - Roadway Maintenance: The budgets will continue to include funds to save up for the Phase 2 overlay. Funds have been included to seal cracks in the roadway.

New Business:

- Election of Directors: David Gudal informed the members that Gavin Callaway and David Gudal's terms have expired. In a previous year a Director left mid-term and 2 Directors were elected. In order to stagger the terms in future years one Director will need to be elected for a 1-year term and another Director for a 3-year term. Additional nominations were called for; none were made. The ballots were collected and counted; Gavin Callaway was elected for a 1-yr term and David Gudal was elected for a 3-yr term.

There being no other business, by common consent of all present, the meeting was declared adjourned by the President at 7:35 pm.

 Corporate Secretary