

**VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC**  
**MINUTES OF ANNUAL MEETING**  
**FEBRUARY 1, 2022**

An annual meeting of the general membership of the Association was held at 7:00 pm on February 1, 2022 at the HOA Picnic Shelter (8157 Rose Creek Ct).

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 2-2-21 were approved with no comments or objections.

Old Business:

- Dean Johnson gave a report on pond management: catch and release will continue. Algae control was done by the Wilsons but they have moved, if another member is willing to treat the pond the HOA will reimburse the cost of chemicals.
- 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.
  - A member asked about equipment such as skylifts. They are not specifically prohibited by the Restrictions (DCCR) but an amendment could be drafted to clarify this issue. An amendment would need to be approved by 2/3 of all members and notarized signatures required. A member volunteered to head up the process. The Board will meet in the near future to get the process started and consider other clarifications/amendments to the DCCR.
  - ATV's/UTV's: these vehicles are to be ridden on owners lots only, not on the HOA lot (park) or roadways.
  - The HOA has two Speed Limit signs that need to be installed. A member volunteered to install the signs.
- Maintenance:
  - A member volunteered to repaint the double yellow stripes at the curve near the entrance.
  - A member volunteered to purchase and install a larger 'No Soliciting' sign at the entrance.
  - A member volunteered to spray Roundup at the edges of roadway pavement if needed.


Report to Membership by Board of Directors:

- David Gudal gave the Report to membership by the Board of Directors regarding the 2021 Financial Report.
- Presentation of 2022 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.
    - A member commented that removing/preventing grass and weeds in the pavement edge would improve the life of the roadways and suggested getting a crew to spray the road edges with herbicide. Lot owners are each responsible for keeping grass and weeds from growing in the pavement in front of their lots.

New Business:

- House Plans: all plans previously submitted for approval that have been in storage were made available to owners at this meeting. Any plans not claimed in one week will be thrown away.
- Bounce Houses: After serious contemplation of all the issues involved the Board has determined that as of February 1, 2022 bounce houses may not be set up on the HOA lot.
- Entry Gate: A member asked about revisiting the installation of an entry gate. The pros and cons were enthusiastically discussed. The President called for show of hands of those in favor, 9 members of the 25 members present were in favor.
- Election of Directors: David Gudal informed the members that Gavin Callaway's term has expired. Howard Smith was on the ballot. Additional nominations were called for; Patrick Howard was nominated. The ballots were collected and counted by Gavin Callaway and Joe Jenkins; Howard Smith 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 7:48 pm.

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 Corporate Secretary