

VINEYARD HEIGHTS HOMEOWNERS ASSOCIATION INC
MINUTES OF ANNUAL MEETING
FEBRUARY 28, 2023

An annual meeting of the general membership of the Association was held at 7:00 p.m. on February 28, 2023 at the HOA Picnic Shelter (8157 Rose Creek Ct).

The president of the Association, Howard Smith, called the meeting to order at 07:15 p.m. 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: the present Members are identified on the attached sign-in sheet.

The minutes of the Annual Meeting on 02/01/2022 were approved with no comments or objections.

Old Business:

- Enforcement Issues:
 - It was reiterated that Bounce Houses are still NOT to be set up on the HOA lot
 - ATV/UTV use was once again reiterated to be ridden on owner's lots only and not on the HOA lot (park) or roadways

Report to Membership by Board of Directors:

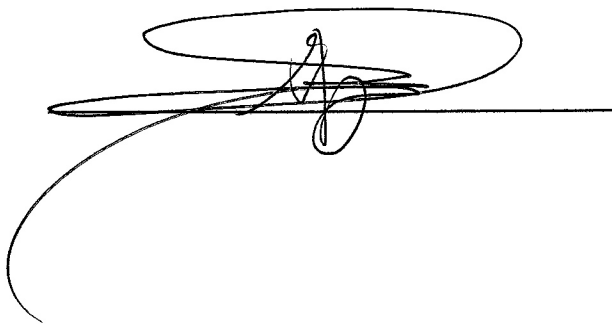
- Treasurer Bruce Brockton gave the report to membership by the Board of Directors regarding the 2022 Financial Report
- Presentation of 2023 Proposed Budget
 - The Proposed Budget included a requested vote on increase of annual assessment from \$548 to \$991 (see below for details on vote)
 - It was discussed regarding the need to increase the annual assessment to \$991 due to increasing costs of maintenance and the need to save up adequate funds for an eventual Phase 2 overlay. Funds are included for sealing cracks as necessary in the roadway

New Business

- Election of Directors: Howard Smith informed members that David Gudal was retiring from service on the Board. Gene Joe was on the ballot. Additional nominations were called for but no additional were nominated. Ballots were collected and counted by Missy Gudal and Bruce Brockton; Gene Joe was elected for 3 year term.
- Vote for Annual Assessment Increase to \$991: After discussion with members regarding need to increase annual dues due to inflationary rise in maintenance costs, a vote was taken. Ballots were collected and counted by Missy Gudal and Bruce Brockton; increase of Annual Assessment to \$991 was approved to go in effect from 2023 and henceforth
- Two other Special Assessment items were also presented to Members for review and vote
 - Speed Cushions: The Speed Cushion Committee presented information regarding the proposal to place Speed Cushions in the neighborhood to reduce driving speeds for safety. After discussion, a vote was taken for approval. Ballots were collected and counted by Missy Gudal and Bruce Brockton; Speed Cushions did NOT have the necessary 2/3rd votes of members in attendance for approval
 - Entry Gate: The Entry Gate Committee presented information regarding the proposal to place an entry gate in order to limit access to the neighborhood to non residents, limit theft of packages and for potential safety. After discussion, a vote was taken for approval. Ballots were collected and counted by Missy Gudal and Bruce Brockton; Entry Gate proposal did NOT have the necessary 2/3rd votes of members in attendance for approval
- Vote for Chickens: Some members had requested a vote on allowing the raising of chickens. Since currently it is forbidden in the by laws, members were informed that it would require a 2/3 approval by ALL members and the amendment document would have to be signed via notary. Since that would be very time consuming, a vote was taken to determine if enough members wanted to have chickens to warrant pursuing this process further. A vote was taken for allowing raising of chickens. Ballots were

collected and counted by Missy Gudal and Bruce Brockton; Interest in chickens did NOT have the necessary 2/3rd approval by members in attendance. As a result, no further action would be taken.

There being no there business, by common consent of all present, the meeting was declared adjourned by the President at 08:45 p.m

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the left.

Corporate Secretary