

The Vineyards Homeowners Association of Pitt County, Inc  
Board Meeting Minutes

January 26, 2022

Location: Russell Property Management

Meeting called to order at 6:00 pm. Quorum was established with all five Directors present. Those present included Troy Worthington (President and Secretary), Daniel Kimbril (Vice President), Ruffin O'Neal (Treasurer) [via phone], Kayla Moore, and Lorri Phillips, as well as Chelsey Bennett (Community Association Manager).

John Autry with MetroNet presented information regarding plans for installation of fiber optic cabling.

Officers were elected as follows:

President – Troy Worthington

Vice President – Daniel Kimbril

Treasurer – Ruffin O'Neal

Secretary - Troy Worthington

Violation hearings held for the following addresses – Board voted to assess \$50 monthly fine until violations are addressed

- regarding missing screen
- regarding damaged screen
- regarding damaged vinyl

Minutes from previous meeting, October 25, 2021, were reviewed and approved as submitted.

Financial reports as of December 31, 2021 were reviewed.

Bus stop area site-plan adjustment was recently approved by the City. Pending new concrete estimate. Once area is complete, GUC will be contacted about installing a street light in the area.

Reserve study proposal from Association Reserves was reviewed and approved (full reserve study only, not 3-year loyalty plan).

Bids for re-sealing and stripping the parking lot will be obtained. Suggestion to include remove landscape islands to convert into handicap ramps.

Meeting adjourned at 7:35 pm.

Next Board meeting is scheduled for April 21, 2022 6:00 pm at Russell Property Management

The Vineyards Homeowners Association of Pitt County, Inc  
Board Meeting Minutes

July 21, 2022

Location: Russell Property Management

Meeting called to order at 6:10 pm. Quorum was established with all three current Directors present. Those present included Daniel Kimbril (Vice President), Ruffin O'Neal (Treasurer), and Kayla Moore, as well as Chelsey Bennett (Community Association Manager). Two positions were vacant prior to the meeting. Willie Pollard and Blake Harris were appointed to fill the remaining terms of the vacant positions.

John Autry with MetroNet presented information regarding updates for installation of fiber optic cabling. Initial emails and direct mailer blasts only resulted in 39 units approving to proceed; MetroNet needs 100% in order to move forward. Board members and MetroNet representatives will continue to discuss ways to get residents/owners on board.

Violation hearings held for the following addresses – Board voted to assess \$50 monthly fine until violations are addressed

- 2325 C1 – multiple damaged screens
- 2365 G5 – missing blinds
- 2375 H9 – multiple damaged screens
- 2380 J5 – screen with holes

Minutes from previous meeting, January 26, 2022, were reviewed and approved as submitted.

Financial reports as of June 30, 2022 were reviewed.

\*Approval of Southern Pine Needles for mulch installation was voted on via email.

Board approved to proceed with foreclosure at 2375 H9 if no payment is made and/or no response from the Intent to Foreclose letter is received.

Bus stop area site-plan adjustment was recently approved by the City. Pending new concrete estimate. Once area is complete, GUC will be contacted about installing a street light in the area.

Reserve study from Association Reserves to be submitted once inspection is completed. Inspection has been delayed waiting on other HOAs to approve so the vendor only needs to make one trip from Raleigh.

Bids for re-sealing and stripping the parking lot are still to be submitted.

Major fence repairs are being reviewed on a case-by-case basis. Board would like to see results from Reserve Study in order to begin planning for full replacements.

Board approved to change towing vendor to G-Vegas towing based on customer reviews.

GUC will be contacted regarding converting current street lights to LED.

Meeting adjourned at 7:35 pm.

Next Board meeting is scheduled for October 20, 2022 6:00 pm at Russell Property Management