

Wednesday, May 28, 2014

We had a very quick Board Meeting last night. In attendance – Nicole, Eric and Tina. Jeanette notified us ahead of time that she wouldn't be able to attend. Daniel notified us late Wednesday night about his availability.

We discussed the following and the items in bold are items that we would like RPM to help us with. Please let us know when you have updates on those items.

- **Get quotes from RPM about repainting the parking lot.**
- **Double check with RPM about the work order of landscapers cutting down the weeds around the front light pole near the entrance/high school property.**
- **Check with RPM about front entrance flowers. Does the landscapers automatically replant those for no additional fee or do we have to pay for replanting those? The front entrance flowers are dead.**
- **Check with RPM about the annual termite inspection. When is it scheduled for this year? Does it cover the inside and outside? If it doesn't, can we have it to cover both if we arrange to be home when Russ comes out for no additional fee?**
- Quotes on mulch. Nicole is going to work on that for us.
- Discussed the idea of assessing everyone an one time fee to do all the rubber mulch this year and not have to break up over the next 2 to 3 years due to the cost BUT we just raised the dues so not sure about this and we will have to get signatures again for it to pass.
- Before laying mulch, we would need to make sure that the black underlay and all weeds are pulled so we wouldn't have to redo the mulch so often and it would stay nice for several years. Threw out the idea of DIY mulch laying or hiring a landscaper to do it. Waiting on more info about mulch and parking lot quotes before we make too many decisions right now.
- We are only going to email and post on the RPM website the quarterly newsletter for now. The first newsletter of 2014 was hung on each door as well – we won't be doing that again anytime soon.
- Discussed ideas of adding a playground to the grassy area to add value but don't have the money right now, maybe in the future.

We didn't discuss the extension of the pipes at the meeting (have been discussing it through emails though), but that is something that we need to do and patching the holes that the water run off has already made before we lay any new mulch. My opinion so we aren't wasting \$ on mulch to be washed away. We have one old quote about pipe extensions and have asked Jenny for some new quotes.

***Check with RPM on quotes for extending the pipes in the mulch area.**

Just wanted to let you know that we did hold a spring board meeting and what was discussed so you could put it in our files. Please let us know if you have any questions.

Thanks!
Tina

Vineyards HOA Board Meeting – 22 September 2014

Meeting was called to order at 6:44 pm by president, Daniel Kimbril

Members present:

Tina Foster
Daniel Kimbril
Nicole Lambert (via Skype)
Ruffin O'Neal
Eric Reifschneider

Members not present:

Jeanette Darden (emailed prior to the meeting to notify)

Rocky Property Management (RPM) present:

Chelsey Bennett

Violations Hearings

- No one with a violation was present. Only one called before the meeting to discuss violation.
- Discussed and APPROVED \$100 initial fine for not being present or not discussing violation prior to the hearing meetings
- RPM will update the Regs to state the \$100 initial fine
- For current violations (all screens), they will be assessed a \$25 fine each day after the initial 5 day grace period following the meeting

Review of Reports

- RPM is going to check on the units with the window A/C as they aren't currently listed in the violation warnings
- RPM will update the Regs to state NO WINDOW A/C UNITS ALLOWED

Old Business

- **Downspouts**
 - Will address again in spring 2015

New Business

- **Communication**
 - Everyone to respond to emails at all times.
- **Insurance**
 - RPM will update website to include a document about Townhome Neighborhoods (definition, common areas & unit insurance/maintenance)
 - Include info at the Annual Meeting

- Also make note again about it in the next Newsletter
- **Annual Meeting**
 - Tentative Date is November 10th at 6:30 pm. RPM is looking for location and then will notify us via email.
 - Next Violations Hearing will be right before the Annual Meeting at 6 pm
 - RPM will email current board members regarding the meeting for budget approval and etc so we won't have to hold another meeting before the Annual Meeting
 - RPM is checking into the board member terms as we expect some have expired. If expired, positions will be up so the current members need to 'run' again or will need to inquire about new members at the Annual Meeting
- **Open Discussions**
 - Next newsletter idea – Drive Over Speed Bumps, Not Around Them

Meeting adjourned at 7:43 pm

Vineyards HOA Annual Meeting – 9 December 2014

Meeting was called to order at 6:40 pm by Daniel Kimbril, Vineyard President.

HOA Board Members present:

Eric Reifschneider

Daniel Kimbril

Ruffin O'Neal

HOA Board Members not present:

Troy Worthington

Nicole Lambert

Tina Foster (notified Board Members and RPM)

Russell Property Management (RPM) present:

Chelsey Bennett

Approved Previous meeting Minutes

Reviewed Reports

- Asked about legal Fee being negative in November
- Asked about parking lights only being on at night so that power usage kept low
- talked about the balances that show because of fines and sending letters to those that the fines needed to be paid ()
- asked what is going on with closing sale was in May. (Chelsey replied saying hasn't changed hands yet)
- Spoke about all the screen violations and hoses and they are a result of the walk thru done in October. letters were sent to correct
- Asked RPM to get GUC to come fix the lights that are out

Discussion of Financial Status and Budget of HOA:

- Discussed a reserve study cost and benefit. It was decided to just get an estimate on the costs of the major repairs (Roof, Fences, redoing parking lot, mulching) and then estimating life left ourselves and setting a budget.
- Daniel will price shop insurance to see if he can get it cheaper
- Discussed the budget and made a few minor changes. taking out gutter cleaning and bumping up legal fees to better reflect current year
- Have budgeted to pressure wash every building and doing half of the buildings mulch in 2015 and doing the other half in 2016.

New Business

Talked about the Ant problem and asking landscapers to keep a bag on the mower and throw some on the mounds

We discussed the rule in the regulation that a board member can't miss more than 3 consecutive meetings or will be removed

Discussed and was provided the new rules and regs that have the new changes that we been discussing the past few meetings (hoses, AC, Hearing no shows and fine, termite inspections). The new rules will be posted on the RPM website and changes highlighted for a short period of time.

Officer Election

Daniel was voted president; Ruffin was voted Vice President

Troy was voted Secretary; Eric was voted Treasurer

Meeting adjourned at 8:35pm

Vineyards HOA
Board Meeting
March 23, 2015

Meeting was called to order by President, Daniel Kimbril.
Quorum was established with 4 out of 5 Board members present.

Violation hearing for [REDACTED] (noise complaint) – Board decided to not assess a fine and to consider this a warning to the owner/resident.

Minutes from December 9, 2014 meeting were reviewed and approved.

Meeting reports were reviewed (Balance, Profit & Loss, Delinquents, Violations, and Work Orders).
Board decided to write off the balances on [REDACTED] (\$162.42) and [REDACTED] (\$3391.85) due to bank foreclosures.

Board discussed options for downspouts.
Ruffin to test a few options and report back to Board at next meeting.

Pressure washing of all buildings approved – half to be completed in April the other half to be completed in June or July.

Board approved to hire a new pest/termite vendor.
Otho's Pest Management effective start date May 1, 2015.

Next Meeting July 20, 2015 at RPM.

Meeting adjourned.

Vineyards HOA
Board Meeting
August 11, 2015

Meeting was called to order by President, Daniel Kimbril.
Quorum was established with 4 out of 5 Board members present.

Meeting reports were reviewed (Balance, Profit & Loss, Delinquents, Violations, and Work Orders).
Board reviewed fine removal request from owner of [REDACTED] Board agreed to lower fines to \$200 is paid within 60 days based on duration of violation.

Board reviewed ongoing violation of [REDACTED] third vehicle parking in visitor and agreed to monitor.

Board discussed options for downspouts.

Ruffin reported findings of tests. Board decided that plastic splash guards are the best option - approved for RPM to order and install one per unit.

Pine straw on hold until after all downspouts are installed.

To aid with the stray cat population, Daniel Kimbril agreed to work with GPD Animal Control to check cat traps during a two week period (dates to be determined).

Board discussed a few items to include in 2016 budget (including but not limited to painting front doors and shutter, dumpster repairs/paint, landscaping).

WAC to remove all dead/failing bushes throughout property.

Next Board meeting currently scheduled for October 19, 2015 at 6:00.

Meeting adjourned.

Vineyards Homeowners Association
Board Meeting
Monday, October 19, 2015
6:00pm

- I. Meeting called to order by Daniel Kimbril, President
- II. Members Present:
 - Eric Reifschneider
 - Daniel Kimbril
 - Ruffin O'Neil
 - Troy Worthington
 - Also present, Chelsey Bennett, Russell Property Management
- III. Minutes approved.
- IV. Business
 - Quorum discussed.
 - Discussed lowering the fines for [REDACTED] for torn screen. Decided to lower the total amount owed to \$500.00 (22% of previous fine/penalty fees \$1350.00, and \$258 legal fees).

 - Decided to lower the fine from \$25/day, to \$100/month for future incidents. Hearing letter will remain the 3rd month. \$100 fine for not attending the hearing. Decided that IF we adjust or lower by 22%, plus legal fees for all future incidents.
- V. Old Business
 - a. [REDACTED] Fines – (see above)
 - b. Downspouts
 - Received 50, rest on order, but backordered. Waiting for the rest.
 - Pine straw
 - Decided to wait to do all the pine straw at the same time.
 - c. Stray Cats
 - Waiting until November 1, for information from Animal Control.
- VI. New Business
 - a. Budget Review
 - Voted to foreclose on
 - b. Annual Meeting
 - Tuesday, November 17, 6:00, Christ's Church
 - c. Member Terms
 - Ruffin will be on the ballot.
- VII. Meeting Adjourned at 8:00pm.

Vineyards Homeowners Association
Board Meeting
Thursday, January 28, 2016
6:00pm

- I. Meeting called to order by Eric Reifschneider
- II. Members Present:
Eric Reifschneider
Ruffin O'Neil
Troy Worthington
Also present, Chelsey Bennett and Rocky Russell, R.P.M.
- III. Minutes approved.
- IV. Business
 - Discussed the issue about visitors' parking places being used for personal vehicles and work vehicles. Decided to not change the rules/bylaws. If it continues, they will be subject to be towed. Also, the semi trucks and other oversized commercial vehicles that are parking in the front will be towed if they continue to park.
 - Decided to notify [REDACTED] that they will be fined in 30 days if screens are not repaired.
 - Decided to check [REDACTED] to see if Dish is still in place. If it is...\$100 fine, and monthly fines will begin to accrue.
 - Decided to fine [REDACTED] \$100 initial/\$100 per month.
 - Decided to fine [REDACTED] \$100 initial/\$100 per month.
 - Decided/voted to foreclose on [REDACTED] and [REDACTED]
 - Decided/voted to write off balance on [REDACTED]
 - Decided to ask Bryan Smith Landscaping to price match Creech Landscaping.
 - wait 30 days after we hear back to vote.
 - Decided to have Enhancement Solutions begin putting mulch out.
 - Meetings – Next meeting will be May 26.
- V. Old Business
 - a. Issues with cats – too much trouble and cost with Animal Control.
 - b. Dumpsters – voted to fix all dumpsters, using money saved on mulch.
- VI. New Business
 - a. Met with driver of the Ericson truck and explained that he has to follow the bylaws. He is currently using neighbors' parking place with permission.
 - b. Will be putting 2 signs for "No Parking" in the front area.
 - c. Will be putting a sign in the front of the neighborhood about illegal dumping in dumpsters.
- VII. Meeting Adjourned at 7:30pm.

Vineyards Homeowners Association
Board Meeting
Thursday, May 19, 2016
6:00pm

- I. Meeting called to order by Eric Reifschneider

- II. Members Present:
 - Eric Reifschneider Troy Worthington
 - Raymond Gaskins Daniel Kimbrell
 - Also present, Chelsey Bennett, R.P.M.

- III. Minutes approved.

- IV. Business
 - Decided to fine \$100 initial and begin their countdown.
 - Decided to continue monitoring payments from
 - decided to contact to remind to continue with payment plan and notify owner that if payment is missed, the board will move forward with foreclosure.
 - Discussed the HOA Rules & Regulations
 - General Regulations
 - (3) - ...in a hose reel/storage, and not mounted on the building/structure
 - (7) - satellite dish exception
 - (10) - drop the rule about no sidewalk chalk
 - (15) - misspelling and add wording about fines for breaking rule
 - Architectural Control
 - (1) - change "treatment" to "blinds"
 - (6) - end should be worded that they should look the same
 - (8) - add, "at no additional cost to the owner"
 - (9) - add about the Association does not provide service for any areas
 - Parking
 - (first paragraph) - switch "no notice given" to beginning of paragraph.
 - Last paragraph - change fine information to "\$100 initial fine, and \$100 per month"

- V. Old Business
 - None

- VI. New Business
 - None

- VII. Meeting Adjourned at 7:30pm.

Vineyards Homeowners Association
Board Meeting
Thursday, September 22, 2016
6:00pm

- I. Meeting called to order by Eric Reifschneider
- II. Members Present:
Eric Reifschneider Troy Worthington
Raymond Gaskins Daniel Kimbrill
Ruffin O'Neil
Also present, Chelsey Bennett, R.P.M.
- III. Minutes approved.
- IV. Business
2017 Budget discussed and approved.
- V. Old Business
None
- VI. New Business
Decided to have annual meeting Thursday, November 9, at 6:00 at Christ's Church.
Parking stickers discussed for violations. Cost is \$30.00 for 50 stickers.
Decided to assign \$100 fine and \$100 per month fine for
- VII. Meeting Adjourned at 6:45pm.

Vineyards Homeowners Association

Board Meeting

Tuesday, January 25, 2017

6:00pm

- I. Meeting called to order by Chelsey Bennett
- II. Members Present:
 - Troy Worthington
 - Raymond Gaskins
 - Ruffin O'Neil
 - Also present, Chelsey Bennett, R.P.M.
- III. Minutes approved.
- IV. Business
 - Discussed the removal and replacement of bushes.
 - Discussed and decided to fine (\$100/month) for water hoses being kept outside in the bushes.
 - Discussed and decided to proceed with foreclosure on (\$784.00)
 - Discussed and decided to get two more bids for pressure washing buildings only.
 - Discussed parking violation stickers and regulations.
- V. Old Business
 - None
- VI. New Business
 - Businesses and local groups are leaving solicitation fliers on doors and mailboxes.
 - Chelsey was notified, and will look into.
- VII. Meeting Adjourned at 6:55pm.

Vineyards Townhomes HOA
Board Meeting
Wednesday, May 17, 2017
6:00 pm

Meeting called to order by Daniel Kimbril. Quorum was established with 3 of 5 members present.

Members Present:

Daniel Kimbril
Eric Reifschneider
Ruffin O'Neal

Violations hearings were held for the following units:

 regarding- overgrown vegetation within patio; Board voted to not assess fines based on pending foreclosure

 regarding – damaged screen on front of unit; Board voted to allow a 30-day extension before assessing fines as owner reported in progress

 regarding – grill stored outside of patio by AC handler; Board voted to assess an initial fine of \$100 as well as a monthly \$100 fine until the violation is corrected

Minutes from January 25, 2017 Board meeting were reviewed and approved as submitted.

Clean Team was approved to complete the pressure washing of all buildings' exterior.

Coastal Docs was approved to clean out gutters and downspouts, as well as blow off roofs as needed throughout the property.

Board requested additional bids for shrub replacements – 59-72 shrubs total, 3-gallon soft touch hollies.

Board requested additional bids for upcoming insurance renewal – current policy through Nationwide.

Board would like to seek out bids for fence replacement throughout the Association. Depending on cost this may be a maintenance item for 2018.

Meeting adjourned.

Vineyards HOA
Board of Directors Meeting Minutes
Wednesday, May 16, 2018

Meeting was called to order. Quorum was established with 3 of the 5 Directors present. Those in attendance included: Chelsey Bennett (RPM), Raymond Gaskins, Eric Reifschneider, and Ruffin O'Neal. Also in attendance was Roberta Kulka, owner of 2305 A5, for observation only.

Officers were voted on and elected as follows:

President – Daniel Kimbril
Vice President - Eric Reifschneider
Treasurer – Ruffin O'Neal
Secretary – Troy Worthington

No violation hearings were held.

Minutes from August 16, 2017 meeting were not submitted prior to the meeting. These will be reviewed and approved at the next schedule meeting. Meeting was not held on January 31, 2018 due to lack of quorum.

Financial reports as of 4.30.18 were reviewed.

Board members reviewed estimates for fence replacements. Wood replacement is estimated around \$283,650 property wide; vinyl replacement is estimated around \$366,575 property wide. Estimates do not include labor/materials charges for removing and replacing utilities or satellite dishes. Board decided to hold off on replacements until a later date and will review new estimates as needed in the future. Individual fence repairs will still be covered through the HOA as reported during inspections or by owners/residents.

Roof replacement is currently estimated at \$1275-1300 per unit. Board members and RPM will keep an eye on the amount of reported roof leaks to determine when replacements should begin. Buildings were built between 2004 and 2005.

Slate Painting was approved to paint all front doors (2 coats) for \$35 per door. Shutters are not to be painted at this time.

Dumpster repairs were approved for \$1560.00

Mulch application was approved to be completed by Enhancement Solutions at \$4,290.00

Board discussed the possibility of having sod installed along flower bed edges where landscapers have cut back where trimming. Decision was made to hold off on this project at this time.

In response to a suggestion at the annual meeting, Board reviewed the option of “rewarding” those who submit violators, such as leaving trash outside of the dumpster. Board decided this would not be a good policy for the sake of community as it could create conflict and tension among residents.

Insurance policy through Nationwide was voted on to renew as of 6.26.18 for a lowered price of \$1,033.00.

Meeting adjourned.

Vineyards HOA Board Meeting

August 29, 2018

In attendance: Eric Reifschneider

Troy Worthington

Ruffin O'Neal

Daniel Kimbril

Chelsey Bennett - RPM

Absent: Raymond Gaskins

OPENED: 6:00pm

Eric made motion to accept minutes – 2nd by Ruffin – passed

OLD BUSINESS

Discussed raising late fees other than interest.

- annual meeting, as long as there is quorum

Discussed current/most recent financial report

Landscaping

- mulch
- Enhancement Solutions not communicating
- Motion to have Bryan Smith complete the job if another attempt to contact is not made/job completed.
 - o Seconded, voted/passed.

Landscaping contract

- taking bids currently (going to review the bids via email for January 1 start date)

Discussed Hearing for with damaged window screens and blinds

- \$100 monthly fine each (\$200 total)

NEW BUSINESS

Discussed time/location/agenda for annual HOA meeting and voting.

- Decided to meet November 7, 2018 @ 6:30pm, at Christ's Church.
- Discussed requirements for board members
 - o Attendance requirements
 - o Participation in voting
 - o Maintaining personal accounts (monthly dues/fines) in good standing

MEETING ADJOURNED at 7:30pm.

Vineyards HOA Board Meeting

January 16, 2019

In attendance: Eric Reifschneider
Troy Worthington
Daniel Kimbril
Chelsey Bennett – RPM
Ruffin O’Neal (phone)

Absent: Raymond Gaskins

OPENED: 6:00pm
Eric made motion to accept minutes – 2nd by Troy – passed

OLD BUSINESS

Discussed board member officer elections.

- Eric made motion for Troy to be nominated for President.
 - o Motion passed.
- Troy agreed to continue keeping minutes at each meeting.
- Discussed asking Raymond to resign from the board based on inactivity on votes, as well as non-payment of dues.
 - o Decided to have Troy email Raymond

Discussed previous minutes. Eric made motion to approve. 2nd by Daniel. Passed.

Discussed current/most recent financial report.

- Building maintenance
 - o Discussed making roof repairs a separate line item.

Delinquents

- : demand letter and foreclosure process has begun.
- Discussed the process for foreclosure due to non-paid fees/fines.
 - o Decided to start at 3 months....then vote once foreclosure step.
- : discussed the repair costs for window that had holes drilled and caused rot.
 - o Discussed setting a time frame for repair costs to be paid.

Landscaping contract

- Work not being done properly by Bryan Smith, and he will not respond to anyone other than Rocky personally.
- Discussed other companies. Elite, WB Denton, US Lawns, and WAC landscaping.
 - o Discussed paying Bryan Smith less money unless work improves.
 - o Discussed sub-contracting out the pruning and reducing Smith’s contract.
 - Decided to get Bryan to give estimate w/out pruning.
 - Decided to get estimates for other companies to do pruning.
 - Decided to get estimates for others to pick trash up.
 - Decided to have Rocky contact Bryan Smith about issues.

Discussed Hearing for with damaged window screens and blinds

- One violation is still present. Screen missing for nearly a year.
 - o Decided to offer to reduce fine by 50% if all violations are corrected by Feb 16.
 - o All fines stay until violations are corrected.

Hurricane Repairs

- Discussed/Decided to have HOA cover the costs of the repairs if costs are \$500 or less.

Bus Stop Issues

- Discussed getting an estimate for plexi-glass roof for mailbox area.
- Discussed getting estimate for a bus stop “shelter” near the entrance to the front.

Speed Bumps

- Decided to not add any more.

Pest Control

- Discussed pest control contracts/estimates.
- Decided to get more estimates, but keep Ortho’s until further estimates are gathered.

Reading Bio’s at meeting

- Discussed being more prepared prior to the meeting for potential board members.

Pressure Washing

- Discussed/Decided to get more estimates and contact Coastal Docks.

NEW BUSINESS

Discussed time/location HOA board meeting.

- Decided to meet April 24 @ 6:00pm, at RPM office.

MEETING ADJOURNED at 7:30pm.

Vineyards HOA Board Meeting

April 24, 2019

In attendance: Eric Reifschneider
Troy Worthington
Daniel Kimbril
Ruffin O'Neal
Chelsey Bennett – RPM

Absent: Raymond Gaskins

OPENED: 6:00pm
Eric made motion to accept minutes – 2nd by Troy – passed

OLD BUSINESS

Discussed and met with owner about storage building and it being painted green to match doors

- board discussed the changes and agreed to allow to keep the changes
- board also agreed to have newsletter remind all owners that any and all changes to exterior of units and patio areas must have board approval PRIOR to changes.

Decided to start fines on May 8 for Unit _____, if not fixed/corrected.

Board members discussed and agreed to ask Raymond to resign, based on inactivity.

: Agreed to allow send letter asking them not to add anything further.

: Agreed to replace.

NEW BUSINESS

Landscaping contract

- Troy made motion; Eric seconded: Board voted to change to Greentech @ \$1,770/mth.

Pressure Washing

- Eric made motion; Troy seconded: Board voted to use Clean Team @ \$3,800

Roof over mailboxes

- Chelsey is continuing to work w/ city to get permits/costs.

Fire Ants

- Check with Othos & Greentech

Newsletter to be sent out

MEETING ADJOURNED

Vineyards HOA Board Meeting

August 21, 2019

In attendance: Eric Reifschneider
Troy Worthington
Daniel Kimbril
Raymond Gaskins (by phone)
Ruffin O'Neal
Chelsey Bennett – RPM

OPENED: 6:00pm
Discussed violation hearing for _____ – Window screens

Discussed roof issues with _____ :
\$100/month – waive fine if they get the roof fixed

Eric made motion to accept minutes – 2nd by Ruffin – passed

NEW BUSINESS

Delinquent Acct Discussions

_____ : 90 days past due. Second time. Discussed shortening the time before the acct is sent to the attorney office to 60 days. Also discussed asking attorney to increase legal fees to discourage repeat offenders of delinquent accts.

Voted to proceed with foreclosure.

New (2nd) Sinkhole

Voted to have sinkhole repaired for \$1500.

Pressure Washing

Voted to accept Clean Team, and ask them to agree to \$4000, but alright with \$4200.
Agreed that sidewalks and dumpster pads are still looking fine.

Discussed adding more recycling bins and decided to have more added. (no cost)

Bus Stop/Mailbox Cover

- Discussed where to put Bus Stop and if Mailbox Cover is necessary/feasible.
- \$4185 each for Bus Stop (does not include cost of cement pad or building/installation cost)
- Decided to get estimates for having the cement pad done large enough for Bus Stop, and look at having Bus Stop installed at later date.

Pest Control

Voted to stay with Ortho's.

Fire Ants

Voted to continue with current treatment plan/company (not to go with Wheeler).

Budget

Agreed to approve the budget.

Reserve Study

Voted to not have a reserve study done.

Vineyards HOA Board Meeting

August 21, 2019

Next Annual Meeting

November 7, at 6:30.

New officers/candidates.

Newsletter

Change information about inspections.

Change pest control information/dates.

Change repairs of fences/gates to reflect “natural damage”, not negligent damage caused by owner/tenant.

Add information about upcoming bus stop.

Approved the design/content of the newsletter.

Voted to allow screen front storm door instead of glass.

Blinds Violation

Voted to allow blinds in to stay.

Window AC unit in

Decided to hold/invite owner to hearing because of the violation.

Discussed increasing meeting frequency.

Voted to increase to 4 meetings AND the annual meeting.

Starting after annual meeting.

Newsletter to be sent out.

MEETING ADJOURNED

7:45

Vineyards HOA Board Meeting

January 16, 2020

In attendance: Troy Worthington
Daniel Kimbril

Jaenette Darden
Chelsey Bennett – RPM

OPENED: 6:20pm

Discussed violation hearing for () – Window screens

Discussed roof issues with :
\$100/month – waive fine if they get the roof fixed

Eric made motion to accept minutes – 2nd by Ruffin – passed

NEW BUSINESS

Approved for Jaenette to be Treasurer.

Violations: Agreed to continue the fines for violations.

Approved the minutes from previous meeting in August.

Budget: Remains on track and “in the black”, with escrow and roofing expenses increasing.

Delinquent Acct Discussions
: Forclosure.

Violations: Nothing to be discussed.

Work Orders

: Agreed to plant a new bush during the “planting season”.

Dumpsters: Agreed to complete all repairs @ 3050.00

: Repairs to skylight to be completed.

: Repairs to be completed soon.

Dumpster lids: to be repaired.

Bus Stop

Decided to get the 15’0” X 7’6”, with Barrel Roof.

Decided to look into getting the Ultra Light Solar light for safety and security.

*if shipping is more than \$3700, we will upgrade the roof to “Standing Seam Roof” to qualify for free shipping.

Discussed policy for delinquency:

Decided to adopt new policy for after 3 months delinquent.

Mulch

Decided to complete project in the spring.

MEETING ADJOURNED

7:45

Vineyards HOA Board Meeting

July 16, 2020

Meeting held virtually (GoToMeeting) and at RPM office.

In attendance: Troy Worthington
Daniel Kimbril
Ruffin McNeil
Jaenette Darden
Chelsey Bennett – RPM

Absent: Ron

OPENED: Called to order by Chelsey

Discussed issues with ()
- Agreed to listen and inform about decision
- Decided to accept \$600

Motion to accept minutes – Seconded – passed

NEW BUSINESS

Report Review

- Discussed
- Agreed to continue accepting \$55/month, and send reminder for \$35 NSF fee.

Discussed having HOA Regulations reviewed by attorney to determine legality.

- Agreed to have them reviewed

Discussed bus stop. Again.

- Motion to have review done. Seconded. Approved

Motion to adjourn. Seconded. Approved.

MEETING ADJOURNED

7:20

Vineyards HOA Board Meeting

October 15, 2020

Meeting held virtually (GoToMeeting) and at RPM office.

In attendance: Troy Worthington
Daniel Kimbril
Ruffin McNeil
Jaenette Darden
Chelsey Bennett – RPM

Absent: Ron Bass

OPENED: Called to order by Chelsey at 6:00

Motion to accept minutes (Troy) – Seconded (Daniel) – passed by vote.

NEW BUSINESS

Report Review

- Discussed foreclosure of and due to no payment.
 - o Late fees, past due amount, and legal fees.
- Motion to foreclose (Troy) – Seconded (Daniel) – passed by vote.

Discussed bus stop.

- Plot plan is in the works.

Discussed recommendations from attorney after they reviewed HOA Regulations to determine legality and enforceability.

- The use of should/shall
- Towing
 - o Blocking vehicles.
 - o Parked in unauthorized areas (dumpster pad areas and blocking the circle turn-about.
- General regulations
 - o Cannot “force” fine for disrepair of storage areas and/or property inside fence/patio areas.

Annual meeting.

- Checking for online and in person options.
- If not access to Wi-Fi, meeting will be in person and proxy only.

Discussed semi-annual pressure washing by Southern Outdoor Restoration.

- Pressure wash all siding, sidewalks, and dumpster pads.
- Use fire hydrants for water source.
- Pressure washing to be scheduled/completed beginning of “off-season” – early months of 2021.
- Motion to have Southern Outdoor Recreation complete work (Troy) – Seconded (Daniel) – passed by vote.

Motion to adjourn (Troy) – Seconded (Daniel) – Approved to adjourn by vote.

MEETING ADJOURNED

Vineyards HOA Board Meeting

January 20, 2021

Meeting held virtually (GoToMeeting) and at RPM office.

In attendance: Troy Worthington
Ruffin McNeil
Ron Bass
Chelsey Bennett – RPM

Absent: Daniel Kimbril

OPENED: Called to order by Chelsey at 6:00

Motion to accept minutes (Troy) – Seconded (Ruffin) – passed by vote.

NEW BUSINESS

Report Review

- Discussed delinquent, late, and penalty fees.
 - o Will begin assessing accelerated dues beginning in March.
- Discussed foreclosure on .
 - o Will wait for attorney to advise about write-off.

Discussed bus stop.

- Plot plan is still in the works.

Discussed “No Parking” signs

- Signsmith and Myparkingsign.com were discussed.
- Motion for Myparkingsign (Troy) (Ron)
- Any board member can call for tow

Filling Jeanette’s board position

- Motion for Kayla Moore (Troy) (Ron)
- Chelsey will contact her and invite to next meeting.

Discussed landscape agreement pertaining to picking up trash

- Needs to be more often than current schedule.

Motion to adjourn (Troy) – Seconded (Ruffin) – Approved to adjourn by vote.

MEETING ADJOURNED

Vineyards HOA Board Meeting

April 21, 2021

Meeting held virtually (GoToMeeting) and at RPM office.

In attendance: Troy Worthington
Chelsey Bennett – RPM
Ruffin McNeil
Kayla Moore

Absent: Daniel

OPENED: Called to order by Chelsey at 6:00

Discussed violations list – Motion to accept (Troy) – Seconded (Ruffin) – passed.
Motion to accept minutes (Troy) – Seconded (Ruffin) – passed by vote.

NEW BUSINESS

Report Review

- Discussed foreclosures.
- Discussed foreclosure on .
 - o Motion to write off delinquent by Troy – Seconded (Ruffin) – passed by vote.

Discussed bus stop.

- Pending estimates for concrete.

Discussed and agreed to pay \$240.00 for vinyl siding with window repair for H-8.
Homeowner responsible for window replacement (vinyl to be completed after replacement).

Discussed having shutters painted.

Motion to adjourn (Troy) – Seconded (Ruffin) – Approved to adjourn by vote.

MEETING ADJOURNED

Vineyards HOA Board Meeting

July 22, 2021

Meeting held virtually and at RPM office.

In attendance: Troy Worthington
Chelsey Bennett – RPM
Ruffin McNeil
Kayla Moore
Daniel Kimbril

OPENED: Called to order by Chelsey at 6:00

Discussed violations list – Motion to accept (Troy) – Seconded (Ruffin) – passed.
Motion to accept minutes (Troy) – Seconded (Daniel) – passed by vote.

NEW BUSINESS

Discussed bus stop.

- Modified plan for the bus stop accepted.
- Discussed removal of tree – decided to wait.
- 1 estimate in for concrete (Argo Concrete LLC) – waiting for more.

Shutters to be painted

- Slate Painting
 - o \$15 per coat / \$4,650
- No other bids yet.
- Motion to create 15 year escrow line item on budget for shutter repainting by Troy – Seconded by Daniel – passed by vote.

Changing tow company to A&B Auto

- Sign at entrance will be changed to A&B Auto with contact information.

Motion to adjourn (Troy) – Seconded (Daniel) – Approved to adjourn by vote.

MEETING ADJOURNED

Vineyards HOA Board Meeting

October 28, 2021

Meeting held virtually and at RPM office.

In attendance: Troy Worthington
Chelsey Bennett – RPM
Ruffin McNeil
Kayla Moore

OPENED: Called to order by Chelsey at 6:00

Motion to accept minutes (Troy) – Seconded (Ruffin) – passed by vote.

NEW BUSINESS

Reviewed / Discussed reports

Delinquents all caught up, and violations were “normal”.

Discussed violations list – Motion to accept (Ruffin) – Seconded (Troy) – passed.

Motion for RRB by Troy – Seconded by Kayla - passed

Shutters being painted – delayed due weather / start on November 1.

Termite inspection scheduled.

Annual Meeting Tuesday, November 16th at 6:00

Ruffin, Ron, Kayla up for re-election. (Ron has never attended a meeting)

Budget Discussed

Increase dues to \$56.00

Management Fees increase to \$765.00

Landscaping

Mulch for upcoming year on the schedule.

Discussed replacing bushes due to overgrowth.

Voted to remove bush at E4.

Motion to adjourn (Troy) Seconded (Kayla) – passed.

MEETING ADJOURNED