

The Vineyards HOA Board Meeting

January 2026 Meeting Notes

Vineyards clubhouse

Meeting Start Time: 7:00pm 1/20/2026

Trustees/Staff in Attendance: Keith Ernst, Sue Blase, Brandon Harrison, Melissa Smith

Committee Members in Attendance: Bob Isermann, Julie Weissflog

Homeowners in Attendance: James Elms, Andy Black

Homeowner Concerns or Reports:

- Mention was made of kids on electric bikes not following the traffic rules, driving at night without safe lighting and not being cautious around traffic.

Clubhouse:

- Our hostess Emma took a new job late in 2025. We have been phone interviewing new candidates and will soon be meeting with the final options in person. We hope to have a new hostess in place by end of January.
- A new refrigerator, dishwasher and garbage disposal for the clubhouse have been ordered because the three units were having issues. The refrigerator has been installed. The disposal that came in was a plug in version but we needed a wired in version so the vendor has ordered that and will install the dishwasher and disposal soon. The oven and the microwave will be replaced in 2026 so the set matches.
- We are aware that one of the lights on the clubhouse roof and one of the lights on the tennis court are out. We've arranged with Grasser Electric to replace them early in 2026 based upon their production schedule.
- A new sign has been ordered for the Napa entrance and should be in by end of January.
- Grace Hauling has changed their bulk pickup arrangement for the Vineyards. Instead of one bulk pickup in the Spring they are offering each Grace customer 1 free bulk pickup per month. Residents would contact Grace directly about what they are putting out to make the arrangements.
- Overall Clubhouse expenses for 2025 came in a little over budget (\$3,780 over total). This was largely driven by

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- Slightly higher payroll than budgeted (\$1,212 over)
- Higher than expected payroll processing costs as a result of switching over to direct deposit due to issues with USPS mailing payroll checks (\$2,026 over)
- Electric expense was higher than expected (\$1,175 over)
- Over on tennis court expenses due to replacing the tennis court lights (\$5,040 over).
- All other items were well below budget projections to help offset these expenses.

Pool:

- There are some end of season pool repairs that the pool company sent quotes for to finish out the season but we held off on authorizing them at the end of 2026. One of them (replacing skimmers) will be a project in the 2026 budget. The other recommendation (new cover for the big pool) will have to be down the road.
- Overall pool ended up \$3,697 under the 2025 budget projection.

Social:

- The Christmas Decorating takedown event went well. Thank you to all who helped setup and takedown this season.
- Details on the Easter Egg Hunt and the Spring Garage Sale will be announced soon.
- Overall Social ended up \$496 under the 2025 budget projection.

Grounds:

- We are continuing to work towards a solution for the Barsack retention pond as well as a few other drainage erosion issues. We still hope to develop a plan with the help of an engineer to be able to do an assessment to resolve the issue in 2026.
- Overall Grounds ended up over budget \$5,547 largely due to addition maintenance and cleaning of the Barsack retention pond to stay within the county parameters.

Finance:

The Vineyards HOA Board Meeting

January 2026 Meeting Notes

Vineyards clubhouse

- As of the end of 2025 there are only 5 homes that have a balance over \$500. Lien notices were sent to those individuals with a significant balance that did not already have a lien in place. There are a handful of people who have small balances (averaging \$6.40) from late fees that will need to be cleared up in 2026.
- Overall for all 2025 expenses we ended \$7,679 over budget. In addition to the areas already addressed above the main significant area we were over budget on was Insurance at over \$4,317 over the budgeted number. State Farm and many other providers have exited the HOA insurance category making it hard to get competing quotes. We will plan for this increase in 2026 budget and will be shopping our insurance again to find a better quote.
- The 2026 Assessment has been set at \$488 per home. The paperwork has been filed with City & Village and assessment letters should be mailed in February. The assessment will be due 3/1/2026 and will be considered delinquent as of 4/1/2026.
- There is no Special Assessment to address the Barsack retention pond issue and resurfacing the tennis courts yet. We may need to revisit a Special Assessment later in the year as planning for the Barsack project moves forward.

Meeting End Time: 7:50 pm