

Meeting Start Time: 7:00pm 6/17/2025

Trustees/Staff in Attendance: Keith Ernst, Sue Blase, Greg Greenwell, Brandon Harrison. Melissa Smith, Emma L.

Committee Members in Attendance: Bob Isermann, Julie Weissflog

Homeowners in Attendance: Katie Sadewasser, James Elms, Chasity Harrison, Lisa Pigg, Andy Black, Teri Schachsieck, Mark Feiner

Homeowner Concerns or Reports:

- A resident wants the HOA to remind everyone about the trash can restrictions. As stated in the indentures *"No rubbish, trash or garbage receptacle shall be placed on the exterior of a Lot except on the day of regularly scheduled collection, unless such receptacle is completely recessed into the ground and equipped with a permanent cover, or unless an above-ground receptacle is approved by the Architectural Control Committee."*
- A resident had questions about whether the HOA allows chicken wire to be placed on the property. The thinking is that this is a type of fencing and the HOA has policies about fencing. The Board will discuss the matter further.
- A resident had questions about why the HOA allows above ground gardens to be built and asked that there be some restrictions on their appearance. The Board will discuss the matter further.
- There were concerns expressed about the lifeguards having more of a social time than work time during the pool day. Guards blasting music, playing with their friends in the pool, not monitoring the table, being distracted and giving the provided water to their friends. The Board will discuss this with the lifeguard manager and pool company as needed.

Clubhouse:

- A new LED dimmer switch was installed to control the new LED track lights.

The Vineyards HOA Board Meeting

June 2025 Meeting Notes

Vineyards clubhouse

- There have been some reports of mice noises from residents who are using the clubhouse for parties. We will monitor this and make the pest control company aware so they can investigate during their regular appointments

Pool:

- The Board is working with the lifeguards on consistency with some of the procedures.
- New loungers were ordered and will order new stack chairs soon

Social:

- The pickleball net and the two tennis court nets were replaced
- Confirmed music at the pool events so far are:
 - Sunday June 29th – Lenny Frisch
 - Sunday August 3rd – 2 Pedros

Grounds:

- Mulch and edging was completed
- Sprinklers were turned on for the season
- There is some trash in some of the common grounds that will be removed soon.
- The retention ponds are clean and are essentially cleaned out monthly now.
- We have had discussions with a civil engineer about the Barsack retention basin and the possible changes that are to be made there. Doing a review of this matter is likely to cost near \$10,000 so we will be getting a few estimates on this project. We will post on Vineyards social media to see if any residents are in this field or know anyone that could assist. It's likely we will do the analysis of this basin (and a few other problem spots) with the work to resolve the matter in 2026 after a possible special assessment to fund the fix. We have a resident that is an engineer helping us with this analysis.
- Beautification committee has enough people to water at this moment but is looking for assistance at times if anyone wants to volunteer to help the clubhouse look great.

Swim Team

- Meet dates in the Vineyards are:
 - Monday June 23rd

The Vineyards HOA Board Meeting

June 2025 Meeting Notes

Vineyards clubhouse

- Monday June 30th
 - Monday July 28th
 - Possible rain-out date or fun meet (our neighborhood only) Monday August 4th
- Kona Ice truck will be at each of the meets

Finance:

- There are still 14 homes that have not paid their 2025 (or prior) assessment. Lien notices were sent to those individuals who did not already have a lien in place.
- There are 16 homes that have a small balance for interest or late fees on their account. Notice of those amounts were sent in May. Any balance due will prevent residents from key card access, renewing pool passes, etc.
- Insurance went up over 20% so we have changed companies to Philadelphia Indemnity Insurance. State Farm and many other providers have exited the HOA insurance category. Insurance will be over compared to budget due to this change.
- We had to make a duplicate \$553 payment in early 2025 to State Farm because of mail issues. Now that we have cancelled State Farm we have inquired about the \$553 credit we feel we are due a refund for.

Meeting End Time: 7:47 pm