

Meeting Start Time: 7:00pm 6/16/2026

Trustees/Staff in Attendance: Keith Ernst, Brandon Harrison, Greg Greenwell

Committee Members in Attendance: Julie Weissflog

Homeowners in Attendance: Andy Black, Michael McCrady, Teri Schachsieck, Sarah Ruder, Emily Hall and additional residents

Homeowner Concerns or Reports:

- Micheal McCrady mentioned that the Flock Safety Opt Out link on the VHOA website wasn't working. We checked into it and it seems our web host is inserting HTTP:// in front of the Flock HTTPS:// hyperlink. Which is causing it to fail. We have removed the hyperlink and residents will need to copy/paste the URL.
- Mr. McCrady also brought his concerns with a neighbors fence installation to the meeting. Michael will be submitting his prepared questions to be included with these minutes. He asked that we share the information submitted with the request showing the lot plan which was sent Monday 6/17.
- Mr. McCrady's discussion brought up some thoughts from meeting visitors about needing to revamp the architecture committee to ramp up enforcement of the Indentures
- Mr. McCrady also asked if he would be able to run a French drain from his property through other multiple properties to move water from his yard to a nearby storm drain. This is possible as long as all homeowners on the path are involved or give their consent. If it is to go through HOA land we'd want to be involved in the planning for approval purposes.
- Multiple attendees had concerns about the AirBNB located on Rhine Ct. The HOA was not informed of this development as the homeowner is not required to do so. Based upon our understanding of the Indentures we have no authority of a resident renting their home on a long term or short term basis. The Board is in contact with attorneys to better understand what our rights are here. Additionally, we encourage residents to contact their County Council representative (Tim Baker) to express their concerns about short term rentals in St. Charles County.

- The AirBNB conversation led to more conversation about updating the Indentures from a more modernized point of view (they were written in 1986). As of our last legal review of the Indentures our belief that changing them would require an Amendment drafted that would need to be signed by two-thirds of all of the owners in the association and then recorded with the county. This would likely need to be accomplished by the amendment having signature pages following it that list the names and addresses of every owner within the association, with a spot next to their name to sign. Then, the person who witnessed the owners' signatures would sign an affidavit stating that they witnessed the signatures. The amendment, signature pages and affidavit would then all be recorded as one document with the county.
- It was asked when the boat across from the clubhouse would be moved. The HOA was informed it was to be moved last week but the resident had a setback. It's scheduled to be removed later this week.
- The need for volunteers was again stressed with a few meeting attendees indicating that they would like to do so. They will be in touch with us about assistance they can provide.
- It was asked if we could post available Trustee positions as people's terms end. We are happy to do so prior to the meeting. Current Trustee terms are
 - Keith Ernst was re-elected this year and will serve a term through 2028
 - Sue Blasé and Greg Greenwell will be up for re-election at the end of this year
 - Brandon Harrison was appointed in 2025 for Michael Eilers and will serve the balance of his term and will be up for re-election at the end of 2027
 - Melissa Smith was appointed to an empty Trustee position in 2025 and will be up for re-election at the end of 2027
- Realtor Sarah Ruder asked about reviving the Grapevine. It moved to digital after those involved in printing and delivering it decided to no longer do so. Sarah is going to look into options to bring it back as well as perhaps come up with a welcome packet of sorts that would include a copy of the Indentures.
- It was asked if we remove members from the Facebook group when they move. We do when we know who moves and if their name is associated with their home listing (vs a Trust, etc). We may work with Sarah to get a list of residents who move monthly to see about keeping up with the Facebook membership.
- Speed bumps came up in discussion. The Highway Department won't do speed bumps since they interfere with snow removal. Greg's wife looked into speed abatement and may have some information to share at a later day.

The Vineyards HOA Board Meeting

June 2026 Meeting Notes

Vineyards clubhouse

- Motorized bikes were brought up. The HOA has no ability to enforce rules on the roads as they are owned/maintained by the Highway Department and rules and enforcement fall under the domain of the County Police.

Clubhouse:

- Our new hostess Hayden is doing a great job and has been instrumental in getting us setup for pool pass season.

Pool:

- The pool season has started out great and the lifeguards are doing a good job keeping the pool clean and the water clear. We have asked them to skim more and to backwash more often when busy weekends are coming.
- There is a lot of trash around the outside of the pool. Additionally, as part of our contract with the pool company, the guards are not responsible for cleaning up your table or the bathrooms so we ask that all pool visitors clean up after themselves.
- We have had some early season repairs to things like a new chlorine tank and fixing the lights.

Social:

- No update

Grounds:

- Lots of cul de sac maintenance
- Recently did another cleaning of the drainage basins including pumping water out of the Barsack basin in order to be able to clean it
- Greg is working to replace the bench on Napa Ct

Finance:

- Assessments are coming in as budgeted for.

The Vineyards HOA Board Meeting

June 2026 Meeting Notes

Vineyards clubhouse

- There are three homes with a balance older than this year. They are all moving towards having a lien on their home. One of them has been turned over to the attorney for collections

Meeting End Time: 8:50 pm