

The Vineyards HOA Board Meeting

March 2025 Meeting Notes

Vineyards clubhouse

Meeting Start Time: 7:00pm 5/20/2025

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

Committee Members in Attendance: Bob Emery

Homeowners in Attendance: Katie Sadewasser, Pat Balkenbush, Christy Hermeyer, Teri Schachsieck

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 question came up about solar panels. Solar panels are reviewed on a case by case basis.
- It was requested that we clarify the rules around adult swim with the pool company and the lifeguards. Adult swim is the last 10 minutes of every hour (or last 15 minutes on warmer days or when maintenance is needed at the discretion of the lifeguards). During that time children are to be COMPLETELY out of and away from the pool. No playing on the steps, ladder or dangling any body parts in the water.

Clubhouse:

- The Napa Ln entrance sign repair has been completed. We are appreciative of the resident who took care of the matter quickly and efficiently.
- We are unable to prove who is at fault for damaging the cul de sac bench on Napa Ct. We will see about having it removed. We do not plan on replacing it at this time.

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- The ceiling in the kitchen was damaged with early 2025 weather issues. We have repaired the cause of the leak and repaired the drywall for that and another spot above the sink.
- We retained an electrician to perform electrical work for the clubhouse and tennis courts. They replaced the burnt out track light in the main room, fixed switch issues with the staircase chandelier, replaced the back porch and side exterior lights as well as fixed the broken timers for the tennis court lights.
- We are on the schedule to have the fence company replace the lock box that the keyless entry lock fits into. The current box was allowing the elements in which was harming the keyless lock. The fence company is about 10 weeks out so we hope this work will occur June/July and then the lock company will replace the damaged lock with a new one. We are also going to have the fence company look at damage to the bottom of the fences from kids climbing under them.

Pool:

- Furniture has been put out and the pool company had their lifeguard meeting 5/20. Things are on schedule for opening weekend.
- The equipment upgrades in the pool room were completed prior to the start of this season and everything looks good and is running well.
- There are additional tables and umbrellas available to start the pool year

Social:

- The Spring garage sale was a success. There was a rush of buyers at 7am that cleared out the donut selection. The sale was sponsored by Realtor Alex Barga and we appreciate his assistance. Alex may be sponsoring other upcoming events as well.
- A new pickleball net will be ordered.
- Confirmed music at the pool events so far are:
 - Sunday June 29th – Lenny Frisch
 - Sunday August 3rd – 2 Pedros

Grounds:

- Mulch and edging is being completed at the clubhouse this week and islands/cul de sacs will be next.

- 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.

Swim Team

- Participation was capped due to increased interest in swim team this year. They were able to take on 8 new swimmers bringing the total to 124 kids.
- Due to the large number of kids swim practice will begin a bit earlier this year.
- Swim team also will continue evening practices this summer and will be using 3 lanes worth of space during those nights.
- We will discuss additional storage options with swim team in and around the pool area.
- Meet dates in the Vineyards are:
 - Monday June 23rd
 - Monday June 30th
 - Monday July 28th
 - Possible rain-out date or fun meet (our neighborhood only) Monday August 4th

Finance:

- Delinquent notices were sent to residents in May
- There are still 38 homes that have not paid their 2025 assessment. There are a number of additional homes that have a small balance for interest or fees on their account. Notice of those amounts has been sent.
- Liens notices will be sent later this month