



**VINTAGE TOWNSHIP ASSEMBLY
BOARD OF DIRECTORS MINUTES
January 12, 2021**

Board members in attendance were Carlos Morales, Lisa Burgess, Sherryle Cantu, B.J. McKinley and Tim Dallas (via Zoom). HOA Manager, Stacy Turner, was also in attendance.

Mr. Morales called the meeting to order at 7:00PM.

QUORUM:

The minimum number of voting members were present and a quorum was established.

MINUTES: It was noted the approval of the December meeting minutes via email by the Board and were posted to the Resident Portal.

RESIDENT COMMENTS:

Mrs. Turner did not receive anything from the residents this month that needed to be addressed.

PRESIDENT'S REPORT:

Mr. Morales stated that there was not anything new to report and stated the group would move to the election of officers.

ELECTION OF OFFICERS:

Each officer cast their ballot and turned into Mrs. Turner for results. The election results were as follows: Mr. Morales will serve as President, Mr. Dallas will serve as Vice-President, Mrs. Burgess will serve as Secretary and Ms. Cantu will serve as the Assembly's Treasurer.

OLD BUSINESS:

Mrs. Turner briefed the group on the progress of the traffic calming studies for several streets. The recent snow delayed the City Traffic Department from completing the traffic studies and they will resume later this month.

The Board asked Mrs. Turner about progress on the stop signs for the neighborhood. Mrs. Turner did not have an update for this meeting but will reach out to the City for an update.



NEW BUSINESS:

SHORT-TERM RENTALS

Mrs. Turner read several excerpts from the Declarations specific to leasing of property within the Assembly. She reminded the group that a recent Texas Supreme Court decision ruled against HOA limitations on short-term rental and the language contained in the Vintage HOA's Declarations is ambiguous which does not give the HOA a clear direction to properly regulate these types of rentals.

Ms. Cantu raised concerns about current and future rentals allowing renters to use the facilities and amenities of the Assembly.

Mr. McKinley recommended that security have information about renters so that they are aware of anyone not belonging to the community.

Mr. Morales recommended that the Board confer with Mr. Josh Allen about the current language to address the leasing challenges with direction not being clear in the current Declarations. Mr. Morales motioned that Assembly move forward with exploring future Declaration amendments to address specifics to short-term rentals, Mr. McKinley seconded the motion.

HOA FACEBOOK PAGE:

Mr. Morales presented the need for a HOA owned Facebook page as to present official HOA business.

A resident stated the existing page has over 300 members and the need for a new page may not be necessary. It was also suggested that the HOA continue to find ways to interact with the current page so there is still an HOA presence. Mr. McKinley also expressed that the new page could take years to regain a following since the current page has a large number of followers.

A resident stated that it might be nice to keep the current Neighbors of Vintage Facebook page to have for social and cultural interaction with some rules to moderate the content that is posted, to assure and keep it clean and friendly and also to have an HOA Facebook page that is just for business and HOA related matters.

Mrs. Burgess and Ms. Cantu recommended the HOA move forward with an official HOA Facebook page with established posting rules and a Moderator to assist in calming any issues that arise.

Mr. Morales stated the Board would move forward with the HOA owned business Facebook page and work closely with the current Neighbors of Vintage Facebook page to develop assure information and notifications from the HOA is not missed.

FINANCIALS: The members of the board reviewed the YTD Balance Sheet and Profit & Loss statements. Ms. Cantu noted the financials looked in line with the previous statement. With no questions to the financials or further business to be discussed, Mr. Morales moved to adjourn.



Meeting adjourned at 8:04PM.

Next meeting February 9th, 2021 at 7:00PM at Town Hall