

VINTAGE TOWNSHIP ASSEMBLY
BOARD OF DIRECTORS
MINUTES
HOA BOARD MEETING
December 8th, 2020

Board members in attendance were Carlos Morales, Lisa Burgess, Tim Dallas, and Sherryle Russell Cantu. HOA Manager Page Clintzman was also in attendance.

Mr. Morales called the meeting to order.

RESIDENT COMMENTS:

A resident addressed an incident on Facebook and apologized for their language and usage of Facebook for a forum to express dislike. They also expressed concern with how adults' approach and talk to children in the neighborhood and offered to volunteer their time and/or finances to set up activities for older kids in the neighborhood to occupy their time. Mr. Morales did agree that the process in which the board and HOA manager address children in the neighborhood needs to be discussed further in order to avoid any negative misunderstandings. Mr. Morales expressed that the board is also interested, as was the events committee, who were in attendance, to come up with new ideas for events and possibly volunteer work projects for our older kids in the neighborhood.

PRESIDENT REPORT:

Mr. Morales made an announcement regarding the resignation of the current HOA Manager. When the board hires a new HOA Manager, the current HOA Manager will help with the training and transition. UPDATE: A new HOA manager has been hired and will be introduced to the neighborhood soon.

MINUTES: It was noted the approval of the November minutes.

OLD BUSINESS:

SPEEDBUMPS – UPDATE: The forms have been submitted and they will be out within the next 6 weeks to make an assessment. We must meet certain criteria.

- 1) 80% approval from neighborhood.
- 2) 85th percentile speed of vehicles traveling above 35mph.
- 3) There could be possible push back from fire department and EMS.

NEW BUSINESS:

EVENTS COMMITTEE – Macy Climer spoke on behalf of the Events Committee regarding raising the events fee from \$8 to \$10 per parcel to cover extra and future costs which have previously been covered by a private donor(s). Mr. Morales asked when the last time the event fees had been updated and it was stated that the \$8 event fee has never changed. Mr. Morales agreed that because the neighborhood is growing, and more houses are being built, that a HOA dues

increase may need to be considered to prepare for and support the new growth. He did state that board would like to look at the 2021 budget to find the requested increase in events funds for 2021 versus an increase in the HOA dues. Mr. Morales stated it would be better to justify an increase with a more in-depth review of future neighborhood needs and review an increase that could cover those expectation for a set period into the future. It was also expressed that the Events Committee would like to be more involved with how the events money is spent. They will be selling Vintage Township T-shirts to raise extra funds and talked about Vintage Township stickers for vehicles either paid for by the board or by residents for security purposes. The Events Committee also requested the events funds be separate from the expenses of the Winter Wonderland lights, in order to dedicate more of these funds to the actual neighborhood events. Mr. Morales expressed the boards shared interest in separating the events funds from Winter Wonderland. The board will take some time to talk about it before any decisions are made.

RESIDENT EMAIL. A resident emailed the board about the roundabout at Topeka and 121st. The roundabout is in bad shape compared to the other roundabout and it was asked if there would be money in the budget this spring to update the landscaping. Mrs. Clintsman spoke with Troy (Treeworld) and he explained he is having trouble getting the original irrigation plans from Smithwell Park and Cooper and he thinks he would need to dig it up to figure out why it is not getting any water. The irrigation issue will need to be fixed before we plant anything. The board will discuss before any decisions are made.

RESIDENT EMAIL. A resident emailed the HOA Manager stating that at her specific residence, the consistent doorbell ringing (and ditching) is triggering her PTSD which can also trigger panic attacks and is affecting her mental status. The reference has been to make a Facebook post which is an option but are there other solutions. Monarch Security was also suggested as a deterrent. We are waiting to hear back from the resident to see if it is still occurring before moving forward.

FINANCIALS:

Looking at the balance sheet for January to November 30th, everything is still in line except the negative 1,200.00 balance on the operating account which was a result of creating a check to pay for the property taxes in November. That took the account into a negative balance but should go right back when the December dues post, but there is money in the account to cover that. Moving onto the P&L, again nothing out of the ordinary. Mrs. Clintsman talked about rental cancellations due to COVID-19, so we are a little short but expecting it only to get better. Events committee talked about having more events next year for kids (big and small) but unfortunately many events were cancelled this year because of COVID-19.

2021 BUDGET is projected as far as dues and expectations of any increases that Mrs. Otto is aware of. We do have an increase in HOA dues revenue for 2021 which is contributed to more parcel sales. The venue rental income was conservative and about \$6,000 under but hoping to surpass that going into this next year. Mr. Morales stated that there are a few expense categories that need to be reviewed for more accurate budgeting projections, due to advanced expenditures in 2020 that were to be recognized in 2021 and historical under-utilization of a few

expense categories. The board will review these and hold a special vote to approve this before the end of the year.

ADJOURN.

NEXT BOARD MEETING JANUARY 5TH, 2021 7PM