

VINTAGE TOWNSHIP ASSEMBLY
BOARD OF DIRECTORS
MINUTES
HOA BOARD MEETING
November 10th, 2020

Board members in attendance were Carlos Morales, Lisa Burgess and Tim Dallas. HOA Manager Page Clintsman was also in attendance.

Mr. Morales called the meeting to order.

RESIDENT COMMENTS:

A resident expressed their concern about a car parked in front of a residence that has not moved in months. There are concerns with it being parked a good distance away from the curb, causing a concern for other cars to drive down the street with ease. Multiple attempts have been made to contact the residence owners about the vehicle, and to offer help move the vehicle to the back of the house to remove it from the street. All these attempts have been unsuccessful and the HOA has been asked to provide assistance to resolve this issue. There was an engaged conversation between the residents in attendance and the HOA board to evaluate. The board will continue to make neighborly attempts to help before deciding to contact the city for action.

A resident spoke regarding railing compliance and installation of solar panels on his roof. He brought to the board's attention House Bill 362 and Texas Property Code 202.010 that prevent HOAs from restricting solar panels. Mr. Morales explained it is his understanding that the DRB is not approving the solar panels and it is not within the HOAs power to approve or deny. The resident wanted to know where it states in the bylaws that the HOA is separate than the DRB. Mr. Morales said he would email the section where it gives acknowledgment to the DRB and the founder for development decisions (the Assembly Declaration and the Community Development Agreement are on the Vintage Township website). Mr. Morales explained that until the development is completed, the HOA is only in control of the common areas and enforcement of code that is approved by the DRB. Resident went on to speak about his railings and balcony and presented the board with proof of communication and recent attempts to have the damage repaired.

MINUTES: It was noted the approval of the October board meeting by email

FINANCIALS: The members of the board were presented with the October YTD Balance Sheet and Profit & Loss statements. The board briefly reviewed the financials and Mr. Morales noted the board voted and agreed to accelerate the tree trimming because of the ice storm. Most of the trees have been trimmed, the entire job will be done by January. There are no concerning issues to discuss about our financial position as we continue to operate ahead of budget. Mr. Morales did ask about the status of the Vintage Venue Rentals. Mrs. Clintsman explained that while bookings are down and they have had some cancellations, they are still able to rent

Town Hall with a maximum occupancy of 80 people. As far as outdoor or park rentals, there can be no gatherings larger than 10 people without the mayor's approval.

2021 BUDGET (NOT COMPLETE BUT PROPOSED): We are close to what we did in early 2020 and we have an expected increase in revenue with new properties being built and development that is expected to happen and be completed. We have an expected increase of revenue and with that tends to come some extra expenses and/or opportunity to make some improvements. There is a proposal to increase the budgeting amount for security. Also, the bid for the trees will change since we have already started that process. The board will vote to approve the 2021 budget by the next board meeting, and it will be posted to the Vintage website.

OLD BUSINESS:

EMAILS AND REPAIRS: The board received an email regarding Salisbury Park and some much-needed repairs. Since then we have painted the pergola, fixed the lights under the pergola, sprayed for roaches, added another private park sign and are in the process of getting quotes to move the cement acorns to the entrance of Salisbury Park. The resident thanked the board for their quick response to her email.

NEW BUSINESS:

H-E-B: Mrs. Clintsman reached out to H-E-B to see if they would sponsor extra lights and decorations for Salisbury Park and they agreed to donate \$1000. It was brought to the boards attention that the sleigh is in terrible shape and needs to be painted, the seat to be recovered and some additional body work. It was suggested we try to find someone in Vintage to restore it, regardless we will continue to work on this issue. Mrs. Burgess suggested blow up decorations for the future and a resident mentioned having a garage sale to raise money for extra decorations next year.

SPEEDBUMPS: We are taking these concerns seriously and applying to install speed calming devices (speedbumps) in the neighborhood. This is the process:

1. Traffic Engineering performs a site visit and investigates within six weeks of application.
2. Neighborhood Representative works with TE to establish Traffic Calming Treatment Plan and acquire citizen information for Survey Petition. Signatures will be verified to confirm the required neighborhood support level.
3. If verified Survey Petition does not show 80% support, application is denied.
4. If verified Survey Petition shows 80% or more support then...
5. Traffic Engineering Department will place the street on a list of approved traffic calming projects.

INSTAGRAM: Vintage Township has a new Instagram Events Page. You can find us under Vintage Township Events. We will also be at the Lubbock Bridal Showcase on January 17th to promote our venues.

Adjourn: Meeting adjourned at 8:15pm.

Next meeting December 8th, 2020 at 7:00PM at Town Hall