

Vintage Township HOA Board Meeting

April 13, 2021, 7:00 P.M.

Meeting Minutes

Opening

Tim Dallas called to order the regular meeting of the Vintage Township HOA Board at 7:00 P.M. on April 13, 2021 at Town Hall.

Present

Tim Dallas introduced the following new Board Members: Anne Crago, Briana Cooper, Jeremy Jones, and Colin Watts. Also present was Josh Allen of the Design Review Board and a room full of Vintage residents. Quorum was established.

Special Presentation/Guest Speakers: Hawkize Property Management

Brenda Hawkins and Carol Mize, owners of Hawkize Property Management, submitted a proposal to the Board, offering their services of HOA property management. Ms. Hawkins and Ms. Mize stated at the meeting—

- They started Hawkize 6 years ago, have grown greatly since then and manage many HOAs in the Lubbock community;
- Hawkize would handle property maintenance supervision, A/P and A/R, and be a “go between” for the residents and the Board;
- They follow relevant Texas Property Code provisions RE: HOA’s in Texas, and enforce restrictions;
- Hawkize is a local company, available to take calls and return phone calls; and
- “We treat every property we manage as our own.”

Hawkize was highly recommended by at least two of our residents, Stacy Turner and Colin Watts.

Election of HOA Board Officers

The following officers were elected:

- Tim Dallas, President
- Anne Crago, Vice President
- Briana Cooper, Secretary
- Jeremy Jones, Co-Treasurer
- Colin Watts, Co-Treasurer

Old Business

Tim Dallas reported that Monarch's security hours were increased; however, he encouraged everyone to keep wallets, firearms, and other valuables out of your vehicles in plain sight, as Monarch is *not 24-7 security*. It would not be financially feasible to have 24-7 security.

- If there is something *illegal or alarming* occurring in the neighborhood **call 911**.
- If there is something simply suspicious occurring, call Monarch.

Resident Comments:

- Patsy Taber asked if we have any data showing the positivity of having Monarch Security.
 - One incident was discussed; overall, it is unknown how many incidents have been deterred by having Monarch.
- Stacy Turner asked if there would be bids for security services in the future.
 - The Board commented that we could get bids or do annual vendor review at some point; or Hawkize could if Hawkize is hired, as Hawkize would be covering vendor management.

New Business

1. Sharing Expense of Market Hall Dumpster: Tim reported that Market Hall group has requested that Vintage Township HOA pay for at least 50% of the waste disposal expense of the Market Hall Dumpster that Vintage has been utilizing for years without paying for, i.e., the trash bins from the parks get dumped in there.
 - a) Tim made a Motion to pay Market Hall for use of the Dumpster going forward at 50% of the cost; Anne seconded the motion; All board members were in favor and the motion carried 5-0.
 - b) {Residents are open to ponder where we would put a dumpster if we got our own; but for now, the Board concluded that continuing to use the Market Hall Dumpster and share in that cost is a reasonable solution.}
2. Venue rental:
 - a) Hawkize offered to handle venue rental at a "TBD" cost. Tim suggested that we do not hire Hawkize to do the venue rental for the neighborhood but instead hire 2 residents to be Venue Rental Agents, as we have residents capable of doing this.
 - i) Two different categories of services to be performed by Venue Rental Agents (and commission will be split if these services are split):

- (1) booking the event, and
- (2) day-of-event services.

3. Pool:

- a) There are no plans for pool attendants at this time.
- b) Pool replacement keys may become an issue with summer quickly approaching.
- c) City needs to inspect pool in early May, we are likely on track to have the pool open for the scheduled May 15 pool party
- d) Plumber is coming to fix the issue in the women's restroom at the pool
- e) Couple minor corrections needed to the splash pad
- f) Some residents have asked that the pool remain open later; however, Cheryl, the person who handles our pool maintenance, usually goes at 9:00 p.m. to put the chemicals in the pool and may not be willing to go even later; Board needs to discuss further with Cheryl and will possibly have revised pool hours to vote on at the May meeting
- g) Some residents would like to be able to swim early in the morning before work
- h) Possible inventory of the pool furniture / replace some pool furniture

4. Mailbox keys: If you lose your mailbox key, have your mail stopped at Singer Station and go pick up your mail in person there, as there is some "lag time" between when you lose your key and when we can get a new mailbox key made.

5. Mailbox shortage: Blue Sky and Vision Center and Market Hall have all agreed to get their own mail box in front of their places of business and that will free up 14 mail slots.

Future Business

Josh Allen reported in regards to the "*Drainage and Widening for 114th St.*"

- City says they could save the pine trees but the other trees will have to be removed.
- City is going to compensate VT for loss of these trees; however, Josh is going to have Jay Daniels look into the feasibility of saving these trees and re-planting them in the neighborhood.
 - *Meeting with the City to Discuss:* May 4 at 7:00 P.M.

- Jay told Josh that he believed there was only a 2% chance the up-rooted trees would survive if re-planted because they were in an area where they were getting a lot of water and wherever they get re-planted they likely would not get that volume of water.
- Discussion ensued regarding the trees; future development of the neighborhood around Savannah; and other drainage concerns.
 - Josh is concerned about street drainage grates that they City is proposing to start installation this summer, as he believes these could be unsafe for the young child. Josh thinks in-curb inlets for drainage would be safer.

President's Report

Tim has reviewed the budget and HOA's expenditures have remained consistent with the proposed budget. The 4 accounts (reserves, operating, venue, and events) are all in good shape.

Adjournment

The Meeting was adjourned at 8:30 P.M. The next Board Meeting will be May 11, 2021, at 7:00 P.M. at Town Hall.

Minutes submitted by: Briana Cooper

Minutes approved by: Briana Cooper, Anne Crago, Colin Watts, Tim Dallas, Jeremy Jones