

Vintage Township HOA Board Meeting

May 11, 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 May 11, 2021 at Town Hall.

Present

Tim Dallas, Anne Crago, Briana Cooper, Jeremy Jones, and Colin Watts, and various Vintage residents. Quorum was established.

Mackenzie Burns Payton Reports on Events Budget:

- Took our events cost from 2020 to estimate what we would need for events in 2021
- Budgeted \$2,000 for Pool Party this weekend. \$1983.69 for food. 250 sandwiches. So far 145 have RSVP'ed
- Back to school party– not going to have a full meal, just a dessert
- Christmas party – budgeted \$6,000
- Budgeted \$100.00 for coffee mornings
- Easter Egg hunt was \$200. Some of the Events Committee members spent some of their own money (donated)
- Fall festival estimating \$1,200
- July 3, estimating \$4,000 (in 2020, \$3,800 was spent). Thinking about doing a magic show.
- Petting zoo was a big success
- Movies in park – 10 movie nights – over \$300 a movie night
- Wednesday entertainment 10 live music nights
- Misc fund \$450.00
- (luckily the Casey family has donated 1,000s for the fun club events, such as game night in Town Hall, and S'mores at Founders)

President's Report

(1) Tim Dallas reported that the pool was opened last Friday and in good shape. Still working on the splash pad; need a filter and City needs to inspect it.

(2) Many residents attended the Drainage Meeting with the City on May 4, 2021, at Town Hall. Here were the key points from that meeting:

Storm Water Drainage Improvement:

- City of Lubbock has the intent to help the neighborhood with storm water issues
- 117th St in Vintage was one of the main flood zones in the entire city
 - More than a foot of water during minor storms
 - 2 feet of water during major storms
- City will put storm drain from 117th and Trafalgar to the relocated berm (past Savannah)
- Trees and irrigation will not be disturbed
- Project scheduled to start in July & be finished before Thanksgiving
- Contractor is TBD, but they are seeking bids
- Primary Contact: Heather Keister, PE
 - Heather.keister@freese.com
 - 806-806-2706
- There will be grate inlets, but they were chosen because they are safer than curb gutters
- Unless your child directly tries to shove their bike tire in the grate inlet, they should not get their bike tires stuck, as the gaps are very narrow
- Areas will be fenced off during construction
 - still important for parents to make sure the children stay out of the construction areas

Widening of 114th:

- Widening to 5 lanes, not 7 as originally thought
- City still has the goal to save the Pine trees lining our neighborhood
- In negotiations/discussions on how to handle the other trees
- Primary contact: Josh Kristinek
 - jkristinek@mylubbock.us
 - 806-775-3397

(3) The Financials as of April 30, 2021 were in line with expected expenditures and budgets for this year. The bank accounts have the following approximate balances as of April 30, 2021:

Operating: \$10,000

Reserve: \$72,000

Events: \$8,200

Vintage venues: \$10,500

Old Business

Still working on getting more mailboxes to get ready for the neighborhood growth.

Expanding the pool hours is still under review.

The Board is diligently reviewing the revised proposal from Hawkize Property Management for management services for our neighborhood. Hawkize has requested information from the Board since the last meeting and the Board has been providing documentation to Hawkize and corresponding regulating to hopefully move forward with hiring Hawkize.

The Board noted that the initial set up fee increased from \$950 to \$3,500; however, that is not an issue, as the Board understands this is no small undertaking and this hopefully will be a long-term business relationship.

Hawkize sent a Management Agreement and suggested a start date of June 1, and requested a number of additional items. Hawkize requested to see Vintage financial records and the Board replied they are more than welcome to look at our bank account statements and accounting records for as many years back as those records go.

Their monthly fee seems reasonable; however, some fees that the Board will follow up with Hawkize on:

Inspection Services - \$1,800 – 2,400 – is that a monthly or yearly fee?

Hawkize brought up the Association holding a May annual meeting. {Discussion ensued on how it was changed to September or October since that is when the neighborhood has its annual elections.}

New Business

(1) Annual Insurance Review

We have new underwriters. Insurance proposals to review and have to be signed off by end of May. One of our residents offered to look through that and have a meeting Thursday, May 13 to review the insurance proposal.

(2) Annual Property Tax Review

Mr. Russell mentioned Property tax protest may be due soon (May 17) and someone from the Board may want to look at that to see if the common areas property values went up or down this year to evaluate whether or not to protest.

Those properties would be under: Vintage Township Assembly Inc.

Adjournment

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

Minutes submitted by: Briana Cooper

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