

**Vintage Township HOA Board Meeting
January 11, 2022 – 8:00 pm
Meeting Minutes**

1. Call to Order at 8:00 P.M. by Tim Dallas

2. Establish quorum
 - Board members present: Tim Dallas, Jeremy Jones, Briana Cooper, Debbie Bateman (via Zoom), and Mackenzie Burns Payton

 - Hawkize present: Brenda Hawkins

 - Committee Chairs Present: Amanda Owens on behalf of Events Committee and Design Review Board; Patsy Tabor on behalf of the Town Hall Improvement Committee; Mary Wischkaemper and Becky Koehler on behalf of Winter Wonderland Committee

3. Resident Comments

- *None*

4. President's Report

114th St Construction Project:

A pre-bid meeting was held January 6th and the project will be open for bidding January 20th. If a bid is accepted, the work could start at the end of March.

117th St Construction Project:

No update.

Pool:

The pool will undergo some repairs during this winter. Some of the decorative tile and underwater lights will be replaced. Exposed re-bar needs to be sealed. The pool will be partially drained to allow the work. The repair estimate is \$2500.

Need to coordinate with Venue Rental Agent, Events Committee, and Cheryl Lee to produce 2022 schedule.

Splash Pad:

The foam padding on the splash pad has been damaged and will be replaced. West Texas Splash Pads has been contacted for a bid and they gave a proposal with two options:

- Option 1: 453 sq ft of removal and replacement of rubberized surfacing to look like it does now \$13,466.26
- Option 2: 453 sq ft of removal and replacement of rubberized surfacing in a Star shape or different custom color pattern/design. \$14,884.37

Savannah Development:

Duplicate color townhouses on Savanna have not been corrected yet.

Amanda said that the only color being repainted is the red. The Board needs something in writing from DRB stating what deviations were actually approved of.

Mackenzie made a motion to get a document to substantiate what the DRB approved in terms of the duplicate paint colors. The motion was unanimously agreed to.

A resident brought to the Board's attention [regarding the Savannah Ave development] that between 120th place and 121st – they have only mulch in the back behind the houses and no grass or landscaping. This is certainly against our design plan for the neighborhood. Did the DRB approve this deviation?

The Board can hold the resale certificates.

There is a clause in a restrictions that says a variance allowed on one does not mean a grandfather clause for all.

Hawkize is in the process of determining what has been approved and not in the past.

Hawkize recommended the Board having a meeting with the DRB – ASAP.

What was the DRB's approval process on all new construction? on design, paint color, landscaping plan, curb appeal, etc.

Jeremy made a motion to start holding pool keys and mailbox keys from the people living in these houses on Savannah Ave that are in violation.

Mackenzie seconded and it unanimously passed.

Topeka & 120th BLVD Potholes

The large potholes have been repaired. The street needs to be coated to match the rest of the streets.

Leaves and Trash:

A number of locations in Vintage have significant amounts of leaves and trash on the street and in yards. These areas need to be cleaned up and may require HOA to hire someone to do the work.

5. Financial Report from Hawkize

- Bank Balances as of December 31, 2021
 - Operating Account \$28,970.03
 - Reserve Account \$81,615.48
 - Events Account \$6,900.90
 - Vintage Venues \$12,241.92
 - Venmo: \$1,995.15
- We need to find a CPA to do the 2021 tax return.

6. Committee Reports

- Events Committee Report
 - They are going to have a neighborhood wide meeting soon and whoever shows up for that meeting can help with planning the events for the 2022 year.
 - Tim got the Events Committee Debit card activated, per their request and that is available now.
 - Events committee went under budget for 2021 and Hawkize reminded that the budget starts over Jan. 1, 2022; it does not roll over.
- Winter Wonderland Committee
 - They want to send out a survey asking residents if there is something specific they would like to see and get residents opinions.
 - They are going to meet soon to come up with a master plan for the future of WW.
 - Mackenzie's question: do you have enough money to do what you want to do next year?
 - May need to replace the sleigh, maybe update more lights
 - Discussion was held regarding the Board's Policy on Donations for ALL Committees, including WW
 - RESOLVED: by motion of Mackenzie and passed unanimously by all, that residents are allowed to donate to the Winter Wonderland committee (and all committees) year round, and the Winter Wonderland committee is allowed to solicit and accept donations from businesses.
 - Jeremy made a motion to allow signage within Winter Wonderland
 - Motion was edited by Briana who added that the signage should be uniform in nature and the words limited to either "Sponsored by [insert name]" or "Kindly Donated by [insert name]" and it passed by all.
- Town Hall (TH) Improvement Committee

- TH will be closed from February 21 to March 14 for painting
- Town Hall is rented for March 19, which gives 4 days for board to schedule the window cleaning
 - Someone on the board needs to schedule Windows by Chad for the cleaning in that 4 day window
- Any electrical work that needs to be done in TH?
 - Patsy is going to share her electrician contact with the Board
- AT&T will be contacted regarding Wifi at TH?

7. Report from the Design Review Board

- *See earlier discussion above.*

8. Old Business

- Hawkize will email out a link where everyone needs to update their ACH/credit card information for automatic payment of monthly HOA dues
- The Board made the following decisions regarding Venue Rental rates for 2022:
 - Town Hall Rental Rates for Non-Residents:
 - Sunday (3 HR Special) \$300
 - Sun – Thur 10:00 am – 5:00 pm \$600
 - Sun – Thur 5:00-11:00 pm \$400
 - Sun – Thur 10:00 am – 11:00 pm \$700
 - Fri & Sat 10:00 am – 5:00 pm. \$800
 - Fri & Sat 5:00pm – 11:00 pm. \$800
 - Fri & Sat 10:00 am – 11:00 pm \$1500
 - Town Hall Rental Rates for Residents:
 - If a resident is hosting an event at TH for resident rate, that resident has to be in attendance.
 - If a resident rents town hall for a wedding, it has to be for close family.
 - Town Hall – Sun – Sat 10:00 am – 11:00 pm \$150.00 [and the Venue Rental Agent’s Commission will remain at \$50.00]
 - Town Hall & Commons \$200.00
 - Park Rental Rates will remain the same for non-residents.
 - Park Rental Rates will be \$50.00 for residents.
 - Swimming Pool Rental Rates for Residents:
 - Private Parties – Monday Only
 - 3:00 – 5:00 PM \$100.00
 - 6:00 – 9:00 PM \$150.00
 - Semi-Private – Anytime
 - 2 hours for up to 10 swimmers \$50.00

- Jeremy made Motion to enact these rates for 2022 & it passed by all after some discussion.

9. New Business

- Monarch Security proposal – got tabled until February
- Updating the Vintage Website – Mackenzie is working on it and working on updating the logo
- There are two websites: a “.com” [not HOA, it is Founder’s website] and a “.net”
- The Board reviewed 3 bids for the Vintage Neighborhood Landscaping Maintenance Contract for 2022. Tim made a motion to approve the bid from GM Landscaping LLC; Jeremy seconded, and it was Approved by all.
- Hawkize winterized both pool bathrooms; Lisa oversaw the repair of the pool bathrooms; did some preventative maintenance
- Still need electrician to repair the light at Topeka across street from pool
- Salisbury entrance globe is damaged
- Pool lounges – Amanda is going to contact Out of the Patio for a quote; Brenda is going to contact a company as well
- Resident asked if we can get Lights in the gazebo in the Bungalows; the Board generally thought this was a good idea

Tim made a Motion to Adjourn at 10:02 PM and it passed unanimously.

Minutes submitted by: Briana Cooper on January 18, 2022

Minutes approved by: Tim Dallas, Briana Cooper, Deborah Bateman, Mackenzie Payton, and Jeremy Jones