

**Vintage Township HOA Board Meeting
December 14, 2021 – 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, and Mackenzie Burns Payton

 - Hawkize present: Carol Mize

 - Committee Chairs Present: Amanda Owens on behalf of Events Committee; Patsy Tabor on behalf of the Town Hall Improvement Committee

3. Resident Comments
 - *None*

4. President's Report

South Topeka Roundabout:

A UPS truck ran over the roundabout damaging bushes and concrete. A quote from the landscaper was provided for replacement of bushes. No update on reimbursement from UPS.

114th St and 117th St Construction Projects:

No timeframe updates.

Splash Pad:

Bids for repair still to be obtained by Cheryl Lee.

Pool:

Bids for repair still to be obtained by Cheryl Lee.

Some of the pool furniture has been stored in pool restrooms.

A quote has been obtained for additional lounges similar to the engineered-material ones already there.

Savannah Development:

Duplicate color townhouses have not been corrected yet.

Additional addresses for Savannah units have been received. Working on revamping mailbox layout.

Storage:

Storage exchange has been completed.

Landscaping:

Landscape bid requests have been sent out with a December 15th deadline.

5. Financial Report from Hawkize

- Current Bank Balances
 - Operating Account \$50,077.97
 - Reserve Account \$81,615.48
 - Events Account \$3,410.32
 - Vintage Venues \$11,299.47

6. Committee Reports

- Events Committee Report
 - Tree Lighting Event was really a hit
 - Christmas Party was also well attended
 - Santa circling the neighborhood was good again
 - Question: Is there a way to get a debit card or credit card for Events Committee so someone doesn't get stuck paying something up front and so Events committee members don't have to pay substantial amounts up front and be out those funds?
 - Hawkize is great about reimbursing, but some folks may not be comfortable paying the money up-front
 - Mackenize made a motion to have a Debit card for the Events Committee
 - Seconded by Debbie
 - Revised by Briana: Debit card for the Events Account *15911
 - Passed unanimously
- Town Hall (TH) Improvement Committee
 - The committee presented the Board with proposed paint colors for painting of the interior of Town Hall

- The committee presented 3 bids from contractors and highly recommended Phil Pasino; Patsy Tabor is a builder and Brittany Jones (both on the TH Improvement Committee) both like Phil Pasino and recommend him
- Asked Lisa to hold open the last week of February and first week of March for the painting
- Mackenzie moved that we paint using Phil Pasino's bid; Briana seconded and it passed unanimously
 - Mackenzie will get in touch with Brittany to schedule him for the last week of February and first week of March [so he had a full three weeks]
 - Paint needs to be ordered now
- Briana made a motion to approve the bid for Windows by Chad to clean the windows after the painting; it was seconded and passed unanimously
- Any electrical work that needs to be done in TH?
 - Mackenzie made a motion to get a bid for electrical bid
 - Debbie seconded and it passed unanimously

7. Report from the Design Review Board

- *None*

8. Old Business

- Evaluate fees we are charging for Venue Rental and make decisions for 2022 rates
 - Substantial Discussion regarding the VT Venue Rental Rates; the Board came close to reaching decisions on the Venue Rental Rates for Town Hall but no motions were made, as Board Members continue to thoughtfully consider this matter
 - Debbie proposed to get Vintage listed on Google search engine as an event venue location, as well as presenting the idea to consider listing Town Hall on theknot.com as a wedding/party venue
 - Jeremy made a motion to approve the various Parks Rental Rate for Residents at \$50; it was seconded and passed unanimously
 - Discussion ensued regarding the Venue Rental Agent position and commission
- Vote on whether or not to initiate a Lien Foreclosure on Lot 266 of Vintage Township
 - Motion to initiate foreclosure by Debbie
 - Mackenzie seconded and it passed unanimously
- Landscaping Bid Discussion RE: Scope of Work and Bid Proposal Request
 - So far, our current landscaping contractor is the only contractor who has bid on the 2022 landscaping contract and Hawkize sent the bid request to at least 7 contractors
- Setting Policy on Donations for Winter Wonderland in 2022
 - Briana Motion a motion to table it until next meeting
 - Jeremy seconded
 - Passed unanimously

- Board Policy on short term leases or Air BNB
 - Discussions ensued; No motions were made
- Facebook Groups / Pages related to Vintage Township
 - After discussion regarding the two Facebook pages for residents and the burden of trying to post in two Facebook groups, and the consideration of the fact that Facebook is not the most reliable form of communication from the HOA, Jeremy made a motion to:
 - (1) Create a public Facebook Vintage Page (or regain access to the existing one) that the board manages;
 - (2) Go back to only 1 private resident group, as long as residents are given at least 10-14 days' notice that one of the private groups is closing, and
 - (3) Have email be the "official" means of communication from the HOA.
 - Briana seconded
 - Passed unanimously

9. New Business

- Credit/Debt Card Option for the Events Committee to make purchases at various vendors, as not everyone accepts checks
 - Addressed earlier in the meeting.

Briana made a Motion to Adjourn at about 10:30 PM and it passed unanimously.

Minutes submitted by: Briana Cooper on December 20, 2021

Minutes approved by: Tim Dallas, Deborah Bateman, Briana Cooper