

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

1. Call to Order at 8:00 P.M. by Vice President Jeremy Jones
2. Establish quorum
  - Board members present: Jeremy Jones, Briana Cooper, Debbie Bateman, and Mackenzie Burns Payton; Tim Dallas joined a few minutes late.
  - Hawkize present: Brenda Hawkins
  - Committee Chairs Present: Patsy Tabor on behalf of the Town Hall Improvement Committee; Becky Koehler on behalf of Winter Wonderland Committee; Amanda Owens on behalf o Events Committee and Design Review Board
3. Guest Speakers
  - Representative from Jackalope Creative – proposals for website / branding
    - It would take about 2 weeks and we would have 3 concepts to display and up to two rounds of revisions
    - About a month out from a new website
  - Representative from Monarch Security - proposed security rates and new security techniques
    - “In 3 years we have never asked for an increase of our rate. Due to inflation, we don’t want to increase our rates on Vintage; however, we only work 3 nights a week in Vintage but some of the other neighborhoods have increased to 6 nights a week and those neighborhoods the crime went down.” We change up the nights we are in the neighborhood, it’s not always the same shift; asymmetrical nights
    - 6-night model at other HOA properties.
    - Flat fee – every month averages out to \$25/hour – lowest rate in the city, so keep that in-house
    - \$100 / night
    - New Proposal: 30 hours a week; In marked cars; 5 hours a night out 6 nights a week

#### 4. Resident Comments

- *None*

#### 5. President's Report

##### *114<sup>th</sup> St Construction Project:*

A pre-bid meeting was held January 6<sup>th</sup> and the project was open for bidding January 20<sup>th</sup>. Two bids were received which are being reviewed.

##### *117<sup>th</sup> St Construction Project:*

No update.

##### *Pool:*

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 should be replaced. West Texas Splash Pads bid the work at >\$13,000. The current coating was put down by Vintage residents. We are investigating this option.

##### *Savannah Development:*

Duplicate color townhouses on Savanna have not been corrected yet. Rasmussen owned building companies have been given 30 days to complete repainting or building permits on other properties will be put on hold.

Houses on Savannah built by Blackstone had backyards that were non-compliant with design code. Blackstone agreed to bring backyards up to code within 30 days or building permits on other properties will be put on hold. Agreements were included in closing documents which were accepted by new owners.

##### *Venue Rental:*

The new venue rental rates have been updated on website.

#### 6. Report from Hawkize

- A. There was damage done to a backflow valve by the pool (by Topeka and 120<sup>th</sup> Blvd). From what the city told Cheryl, there was a leak under the street which added to the damage, and we need to replace our backflow valve. The city turned it off and then turned it into the city of Lubbock and they put a meter on it and we ended up getting a \$1700 bill from the City.
- B. Since that was turned off, Cheryl has been having to use a water faucet from Market Hall and apparently the pipe burst
- C. Jeremy made a motion to accept the bid from Lubbock Turf Irrigation, Mackenzie seconded, and everyone approved.
- D. We received a notice. 120<sup>th</sup> and Topeka, a truck came through and cracked the curb and the irrigation line runs under that and it broke the irrigation line. ... City is going to have to come out to tear out handy cap, line, curb, to fix that irrigation
- E. We need to follow up with UPS on running over the Topeka roundabout
- F. If anyone was on an ACH, it was automatically set up on an ACH. Some people wanted to change it and that was fine. Everyone should have received a welcome letter, so they have a way to login to their account 24-7.
- Bank Balances as of January 31, 2022
  - Operating Account \$24,502.79
  - Operating Account Pending ETFs \$12,605.00
  - Reserve Account \$81,615.48
  - Events Account \$5,772.79
  - Vintage Venues \$12,936.26
  - Undeposited funds \$262.00
  - Accounts Receivable \$28,746
- Resident that is out of compliance wrote a letter to the board about the steps he's taking to get back in compliance.

## 7. Committee Reports

- Events Committee Report
  - Had an events committee open meeting for all residents to attend in January; only 4 attended
  - Working on a survey to send to the residents and hopefully will send that next week
  - Need to know what dates work for people's schedules
  - May use election buddy, survey monkey, or constant contact
  - Hopefully by March meeting they will have a solid calendar of the year

- Winter Wonderland Committee
  - Still waiting on Survey to be sent out
  
- Town Hall (TH) Improvement Committee
  - TH will be closed from February 21 to March 14 for painting
    - Patsy text the painter recently to make sure we were still on schedule and he confirmed
    - Brittany suggested we should add new lighting to the Town Hall; Patsy and Brittany think the fans are outdated and they pull the room down; they are looking into Chandeliers
    - List price for the chandelier \$1618. Paty's builders discount \$971
      - Availability: it would be here within a week and half to two weeks
      - Cost to install the chandeliers (?)
      - Idea: Donate fans to habitat for humanity
  
  - 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
  - Still need to solidify plan for electrical work that needs to be done in TH
  - Tim suggested he's still considering TVs for TH and we could do some crown molding around the monitors; Want feedback on size of monitors; Looking into a Slim line mount
- Discussion ensued RE: chandeliers and TVs in Town Hall and the Board's Reserves account and the ability to start to transfer a higher amount each month to replenish the reserves account after making these TH improvements

Debbie made a motion for chandeliers and TVs in Town Hall; Briana seconded on the condition that the Board would look at options and finalize the plan in the coming weeks; Mackenzie and Tim voted in favor. Jeremy voted against the Board purchasing chandeliers and TVs for Town Hall at this time due to budgetary concerns.

#### 8. Report from the Design Review Board

- *DRB met with the HOA Board last week.*
- *DRB recently approved 2 or 3 color changes for existing homes in the neighborhood.*
- *One of the red houses on Savannah (on the side closest to 114<sup>th</sup>) is going to be repainted in the next 30 days... that puts the deadline to repaint that red house around March 4, 2022.*
- Update on mailbox situation: the United States Post Office is still doing the work on their end.

9. Old Business

- Finding a New CPA to do our 2021 tax return
- Debbie got a quote from Stephanie Vaught with Jim Phillips and Associates
- \$237 / hour and she said it might take a few hours
- She saw the previous return
- Briana made a Motion to Approve hiring Stephanie Vaught with Jim Phillips and Associates to prepare our 2021 tax return, Mackenzie seconded, and all board members were in favor.

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

Minutes submitted by: Briana Cooper on February 17, 2022

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