

**Vintage Township HOA Regular Monthly Board Meeting
July 12, 2022 – 7:00 pm
Meeting Minutes**

1. Call to Order at 7:03 P.M. by President Tim Dallas

2. Establish quorum & Approval of Last Month's Meeting Minutes

- Board members present: Tim Dallas, Jeremy Jones, Briana Cooper, Debbie Bateman, and Mackenzie Burns Payton
- Hawkize present: Brenda Hawkins
- Committee Chairs Present: Amanda Owens on behalf of the Events Committee and DRB; Mary Wischkaemper, Becky Koehler and Lisa Burgess on behalf of Winter Wonderland; Frosty Poston on behalf of Community Service Committee

The Board approved June's meeting minutes.

3. Resident Comments

- None

4. Hawkize Report

- Bank Balances as of 6/30/2022:
 - Accounts Receivable \$20,882.00
 - Operating Acct \$30,767.08
 - Pending EFTS. \$467.75
 - Event Account \$12,118.70
 - Reserve Account \$88,845.58
 - Venue Account \$28,515.15
 - Undeposited Funds \$661.00
- Discussion on various other items of business throughout the meeting

5. Officer and Committee Reports

President's Report:

Parks:

Inadequate water and other issues have killed most of the grass in the central part of Founders requiring a costly repair. There needs to be improvements in communication between all

stakeholders in regard to the water supplied by the Vintage well. The well needs to be secured. The irrigation at each park needs to be assessed prior to each spring. A map showing location of sprinkler heads, control boxes, and section isolation valves needs to be produced.

Landscaping:

Reviewed the estimate from Tree World with the landscaping proposal. Everything recommended adds up to over \$34,000.

Everyone wanted the 2 trees repaired in Founders Park and that will occur in November or December.

The Board approved getting one or two estimates from other landscapers. Brenda stated she could get one or two additional estimates. The Board will make a decision on landscape updating before the next board meeting.

Town Hall:

Outside GFI plugs did not handle July 3rd band's amplification equipment, although inside, non-GFI, plugs did. Don Sena Electric has been contacted to discuss a solution.

Vice President Report:

- None

Secretary Report:

- Property Tax Protest: After sending the notices, LCAD changed the value on the pool to go up; thus, the Secretary did end up protesting the pool LCAD account and got that lowered to last year's value, so the overall property taxes are going to be \$13,000 – \$14,000 again; we budgeted \$21,000, so we are under on this budget item

Treasurer Report:

- None

Public Relations Report:

- Working on another newsletter as the last one was well received and there are many updates the PR officer wants to make sure the residents know about

Events Committee Report:

- July 3rd was a great event enjoyed by residents

- Tomorrow we have Live Music at the Pool and Snow Cones; Food truck canceled on us again, so the Board approved ordering Pizza for July 13 for everyone attending Live Music at the Pool – the Board approved 20 pizzas to be ordered from Events budget
- Having technical issues with Movie Nights but we will keep trying

Community Service Report:

- Guest Speaker from Flock: If we hired Flock, there would be a sign that says 24-7 video recording [at the entrance] or 24-7 license plate readers [at the entrance], at every entrance into our neighborhood [or whatever entrances we were willing to pay for]
- They take a picture of license plate as someone enters the community
- We don't have a memorandum of understanding with the Lubbock Police Dept but could discuss
- We likely have 12 entrances to the neighborhood, so it would be costly to have this at every entrance

Other security options discussed:

- \$250-300 for a solar powered infrared camera by the splash pad
 - Reolink Geo PT plus camera is a popular one – would be able to connect it to a phone for \$15-20/month
 - Jeremy made a motion to get a Reolink Due 4G Security Camera to put on the gazebo near the splash pad; Debbie seconded it and all were in favor.

Winter Wonderland Committee Report:

- Fundraiser – great turn out; raised \$5,000; planning on spending all the money raised at Founders Park this year with new light bulbs for Tree will be \$3,000 and going to add garland and lights for bushes and just replace what used to be there
- They will be sending thank you notes to everyone who donated
- They are going to apply for the \$1,000 grant from HEB again

DRB:

- Questions Regarding the Mailboxes came up, and Hawkize's representative responded:
- The USPS representatives came by Hawkize's office and they were wanting us to reorganize the Mailboxes.
- The street side will be all the numbered streets from 116th to 121st street
- Other side will be Salisbury, Topeka, etc. and that leaves more open and we would like to propose that segment – two rows of new lockers be purchased for parcels

- It is going to take 3 – 4 weeks for the repairs; Hawkize and USPS came up with the following plan of action to present to the Board:
- On July 25, all of the mail would be taken to Hawkize; and for 3 to 4 weeks, Hawkize would have to take the lock and name tag off of each mailbox door
- If this is approved, it would have to be put into the San Angelo sorter system
- Residents would have to pick up mail at Hawkize, Open: 9:00 – 5:30 Monday through Friday and Saturdays 9:00 to 4:00; everyone will have a temporary key at Hawkize
- Hawkize has been working on this for 6 months and this is the best solution
- Once all the locks and addresses are removed, we can open the master doors and have it all blown out [dust & dirt] and we can have someone repair
- Mackenzie made a Motion to Accept this plan to begin July 25; Debbie seconded; all in favor.

6. Unfinished Business

- Landscaping – already discussed.

7. New Business

- Bid from Kincaid Roofing to fix the roof where it hits clock tower and to put a cricket there; Briana made a motion to approve the repair from Kincaid Roofing; Jeremy seconded and all in favor
- The Board approved to go with a different umbrella policy, which was less money, and HOA will get a refund from Hub for the insurance premium that was overpaid
- Two Board Members' term will expire at the end of September; Nominations for Board Members; Voting for those two Board seats will be in September
- People should feel free to nominate themselves or others; ask the person first whether or not they are willing and able to serve before you nominate someone
- Election will be at the Annual Membership Meeting on September 13, 2022, so nominations need to be made no later than August 5, 2022.

- Send solicitations email out by Friday, July 15 and ask for it back by August 5... and invite them to the August board meeting to introduce themselves
- Brittany Bankhead, local physician, wants to put on a “Stop the Bleed” Class...date: August 25 @ 5:30 @ Town Hall; limit of number of people who can participate

Debbie made a motion to adjourn; Jeremy seconded and all in favor.

The Board convened in Executive Session to discuss Hawkize’s proposal for renewal as property manager for another year, as of September 1, 2022. After an extensive executive session where various topics were discussed, the Board voted in favor to extending Hawkize’s contract for another year.

Minutes submitted by: Briana Cooper on July 19, 2022

Minutes approved by: Debbie, Tim, Jeremy, and Mackenzie