

Vintage Shores POA

Meeting Agenda 02/17/2024

Location: Vintage Shores Lot 43 Lisby/Holt Property

10:08am – Call to order

This is the First meeting of 2024 Vintage Shores POA

Board Members –

President – Arthur Cotten

Vice President – David West

Secretary/Treasurer – John Lisby

An invitation was sent via mail to all known main party property holders. The meeting date and location was also posted on the POA Facebook page and the POA Website along with this agenda.

Presenting of minutes from the 10/08/2023 meeting – John Lisby

Discussion - none

Motion to approve Dave West with a second from John Lisby.

All in favor of approving the minutes - 3

All opposed - 0

Treasurer's Report: John Lisby

Annual payments made so far: 47

Annual payments still outstanding: 8 outstanding payments as of 02/16/2024

Business checking American National Bank of Texas as of 02/16/2024.

Account Balance on 02/16/2024: \$212,238.17

Motion to approve Dave West a second by Arthur Cotten

All in favor of approving the report - 3

All opposed - 0

Old Business: Outstanding mowing debts from July 2023. 8 lot owners still need to pay those debts. Late fees will start being assessed. It was discussed to charge a one-time \$50 late fee. The suggestion was to look into the rules regarding usury percentages.

1. Mowing Dates: (Restrictions Section 3.23) In our restrictions it requires 4 separate mowing dates. Our mowing dates are May 1, July 1, September 1 and November 1.
 - a. All lots must be mowed within two weeks of the dates listed or the POA can have it mowed and send a statement to the land owner for payment.

New Business:

1. Solar Eclipse April 8th. Lot owners were asked to only park on one side of the roadway to allow emergency vehicle to pass.
2. Dues: 2024 are now late if you have not paid. Late fees will start being assessed. Our fiscal budget year begins on January 1. Annual dues are due on January 1. Invoices will be sent out in October, but the dues are due even if you do not receive an invoice. The dues are \$1200 annually and if you lease a boat slip they are an additional \$600 annually.
3. Road Work – our asphalt roadway needs some repair and needs to be sealed. We have two separate bids for the work. A motion to accept the bid from Texas Paving Services for the road work was made by Dave West with a second by John Lisby. The board voted 3-0 to seal coat the roads and fill the cracks for \$40,000 and to recap the asphalt roadway to the boat dock for \$24,750.
4. Feedback wanted regarding building a 20 X 20 storage unit on the helipad. Both the helipad and common area one will be looked at.
5. Voting – each lot owner is allowed to have one vote for each lot they own. Feedback is being sought to amend the bylaws regarding how many votes a lot owner can have. Only one vote for each annual dues payment. The attending members agreed with this suggestion and an updated bylaw will be written and presented for a vote at the next meeting.
6. Construction has begun on many lots. This is a discussion on the proper way to go about applying for POA permission. This includes culverts, clearing trees and house permits.
7. Discussion on purchasing a new gate entry control system. Pricing will be obtained for a new gate system once more homes are built.

The meeting ended at 11:08am.