

Vintage Shores POA

Meeting Agenda 05/04/2025

Location: 9200 Highway 276 – American Windows

2:09pm – Call to order

This is the First meeting of 2025 Vintage Shores POA

Board Members –

President – Arthur Cotten- present

Vice President – David West - present

Secretary/Treasurer – John Lisby - present

The meeting date and location was posted on the POA Facebook page and the POA Website along with this agenda.

Presenting of minutes from the 09/28/2024 meeting – John Lisby

Discussion?

Motion to approve____ Dave West____

All in favor of approving the minutes__ Unanimous____

All opposed____ None__

Treasurer's Report: John Lisby

Annual payments for 2024 made so far: one still outstanding

Annual payments for 2025 made so far: 44

Annual payments still outstanding: 10 outstanding payments as of 04/30/2025

Business checking American National Bank of Texas as of 03/31/2025.

Account Balance on 03/31/2025: \$190,289.71

Motion to approve ____ Dave West____

Second: Michael Cooper

All in favor of approving the minutes _Unanimous_____

All opposed _____None_____

1. Road Repairs – We have 15 dips in our roadway that need to be addressed. We have a preliminary quote of \$8500 to make the repairs.
Motion by Dave West to investigate and repair as many dips as possible for less than 10 thousand dollars. Second by Michael Cooper.
All in favor: Unanimous
Opposed: None
2. Annual Budget Review
3. New landscaper proposal
4. Lot 48 discussion
5. Purchase of boat slip 13 discussion
6. Removal of Paul Haygood from the ACC
The board unanimously removed Paul Haygood from the ACC since he no longer owns a lot in Vintage Shores.
7. Appointment of Steve McCarley to the ACC
A discussion was made to appoint Steve McCarley to the ACC. Other lot owners were allowed to put their name up for the position as well. Charyl Duncan asked to be part of the board as well.
This item was tabled.

Old Business: Outstanding mowing debts from July 2024. 2 lot owner still need to pay. Those lot owners have been contacted.

1. Mowing Dates: (Restrictions Section 3.23) In our restrictions it requires 4 separate mowing dates. Our mowing dates are May 1 (deadline extended to June 1 due to rain), 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.

Discussion Points:

An idea was brought up to put a portion of the POA funds into a money market account. Research will need to be done on this to ensure it is legal.

Rebecca West asked for us to add the cost of an accountant to the budget.

Claudia Gao asked if the boat dock could be cleaned.

Steve McCarley asked about replacing the keypads at the front gate.

John Lisby asked about having internet installed at the front gate.

Ed Fortuna asked about installing a new keypad at the front gate not just replacing the keys.

Maricella Fortuna asked about dropping the boat slip from the developer.

The question was raised if the POA wanted to purchase the boat slip rights from Tanmai Development and use it as a community slip. Some were for this and others opposed.

Michael Cooper brought up the point that his wife Barbara might want to step down from the ACC.

Motion to adjourn 3:16pm by Tammi Cotten, second by Michael Cooper– unanimous vote to adjourn