

**The Vineyards Townhomes at Stoneridge
Management Committee Meeting
January 17, 2023**

Final Minutes

Call to Order

Renee Ball called the Zoom meeting to order at 4:04 p.m. MC members present were Marcy Davidson, Connie Petz, Renee Ball. Debra Williams was absent. Guests were Jack Matuska, Nancy and Greg Grasseschi.

Approval of Prior Minutes

The minutes of the November 30, 2022 meeting were approved with no changes.

Treasurer Report

Connie Petz reported Vineyards started 2023 with a 15% dues increase. The Finance Committee has revised the 2023 projected budget and reserve study. This was published on the website and sent by email to all owners.

Connie is working with our bookkeeper to complete the transition of books from our prior source. She is investigating what are the best options for owners to pay their dues through QuickBooks.

The aging report shows two owners who are in arrears. One will be referred to our attorneys and one Connie is working with.

At year end, Vineyards had met all their financial obligations. The Finance Committee will determine the amount to deposit in the reserve account for year end, as well as monthly deposits.

Since some corrections need to be made to the financials by our accountant, it was decided that approval of year end financials would not be made until the next meeting.

Utilities Update

Stoneridge Utilities began individual billing of water and sewer for each homeowner for 2023. VYHOA will only have the expense of 6 irrigation meters effective January 2023 and forward.

Ongoing/Old Business

Maintenance Update - Jack Matuska updated the maintenance calendar and it will be published on HOA Express.

Waste Management has filed a claim for damages to VY 1 garbage hut. Connie will monitor for repairs.

VYHOA Email account has been established: info@vyhoa.com owners are encouraged to use this email for requests or communication with the Management Committee.

Short Term Rentals in Vineyards - VY Rules Committee still working with SPOA.

Contracts for 2023:

Maintenance: Matuska contract approved

Other contracts are being solicited and reviewed by MC and Finance Committee

Litigation Update

Contract signed with Bristol George (formerly Macomber Law, PLLC). Renee Ball and Jack Matuska are working with them on the delinquent account. Ironwood and the common area issues are to be on the legal agenda also.

ARC Committee

Letters have been sent to owners whose units need repairs. Nancy White also revised the Exterior Modification Form, which was approved by MC. This form will be posted on the Vineyards' website.

The owners at 24 Ironwood submitted plans for landscaping on their limited common area. It was discussed and approved. Renee will advise the owners.

Work Committees

The MC is working with all the Work Committees to address issues that have been brought forward. The Landscape Committee will resolve the electric box issue at 24 Ironwood as well as draft a moratorium on planting of new shrubs and trees in common areas.

New Business

Consideration of establishing a Zoom account has been postponed until February MC meeting.

Open Discussion

Nancy and Greg Grasseschi thanked the MC for the work they do.

Next Meeting

February 21, 2023 at 4:00 p.m. via Zoom

Adjourn

Motion to adjourn by Marcy Davidson; seconded by Connie Petz. All in favor.