

Vintage Shores POA
Meeting Agenda 07/26/2026
Location: 356 Lago Vista Dr. Lot 43

2:00pm – Call to order

This is the Second meeting of 2026 Vintage Shores POA

Board Members –

President – Arthur Cotten

Vice President – David West

Secretary/Treasurer – John Lisby

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 03/01/2026 meeting – John Lisby

Discussion?

Motion to approve_____

Second_____

All in favor of approving the minutes_____

All opposed_____

Treasurer's Report: John Lisby

Annual payments for 2026: One remaining unpaid dues payment

Business checking American National Bank of Texas as of 07/1/2026.

Account Balance on 07/25/2026: \$208,055.43

Large payments made: Mowing and repayment for boat slip 13

Motion to approve _____

Second_____

All in favor of approving the minutes_____

All opposed_____

New Business:

1. Discussion regarding the POA Boat dock and the annual \$650 dollar maintenance payments paid by slip users. Currently there are 12 paying boat slip users and 14 slips. One slip is owned by the builder and they never have to pay dues or maintenance fees. Slip 13 is now owned by the POA. Currently \$7,800 is collected annually for the maintenance. There has been \$4,215 in repairs to the Boat Dock over the past year. In addition to repairs the POA has an annual insurance payment for the Boat Dock of \$6,282.82 (this includes other amenities)
2. Discuss the State of Texas Franchise Tax for the POA. The address was updated along with the name of the person in charge. It was changed from the original owner to the current President Arthur Cotten. The State requires a home address and will not allow a PO Box for this paperwork.
3. Boat Slip 13 is available. Check number 270 for \$1,200 was cashed on 03/20/2026.

Old Business:

1. The road repairs were completed in March.
2. 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.
 - i. Since lot owners are given a month to mow each mow, mowing dates will no longer be extended.

The first mow date 4 lot owners did not mow their lots and the lots were mowed by the POA. They are being billed for the mow.

4. Front Gate – data for the internet service is still being compiled as well as new gate openers.

Addendum:

Money spent on Boat Dock Repairs for 2025/2026–

July Nothing Spent

August Dock Repairs by Edwin Thompson - \$3,240

September Nothing Spent

October Nothing Spent

November Moore Plumbing \$650

December Doc Insurance Payment made - \$8,102.82 (need to split this up, it has the overall insurance in this as well)

January Nothing Spent

February Nothing Spent

March Nothing Spent

April Nothing Spent

May Nothing Spent

June Nothing Spent

7/7/26 \$325 to Moore Plumbing for a water leak

Annual Boat Dock Insurance Payment – \$6,282.82 This payment includes coverage for other amenities in Common Area 1 and the front gate area.