

Vintage Shores POA

Meeting Agenda 06/15/2024

Location: Vintage Shores Lot 43 Lisby/Holt Property

11am – Call to order

This is the Second 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 02/17/2024 meeting – John Lisby

Discussion?

Motion to approve\_\_\_\_\_

All in favor of approving the minutes\_\_\_\_\_

All opposed\_\_\_\_\_

Treasurer's Report: John Lisby

Annual payments made so far: 50

Annual payments still outstanding: 3 outstanding payments as of 04/14/2024

Business checking American National Bank of Texas as of 04/15/2024.

Account Balance on 04/15/2024: \$152,333.34

Motion to approve \_\_\_\_\_

All in favor of approving the minutes\_\_\_\_\_

All opposed\_\_\_\_\_

Old Business: Outstanding mowing debts from July 2023. 6 lot owners still need to pay those debts. Certified letters were sent out to them on 04/15/2024. This was a second notice and the payments are past due.

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.
  - b. Reminder letters were sent out on 04/12/2024. 19 of those were sent out certified to those lot owners who had failed to mow their lots in 2023.
2. Solar Eclipse April 8<sup>th</sup>. No significant issues were seen. Some lot owners did park on their lots. A reminder to all lot owners you need to have a culvert and a driveway in order to access your land and prevent damage to the road surface.
3. 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. As of 04/12/2024 3 lot owners had not paid their annual dues. Certified letters were mailed to each of them indicating the late notice. The \$100 dollar late fee was assessed (\$25 per month late).
4. Road Work – our asphalt roadway needs some repair and needs to be sealed. We have two separate bids for the work. This roadwork was completed.
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. We have this for a vote today.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Vintage Shores

Bylaws for Vintage Shores Property Owners Association Inc.

## **Article 2: Association Membership**

### **Meetings, Quorum, Voting, Proxies**

#### **Voting.**

2.2 Number of Votes. Members shall have one (1) equal vote for each Tract in which they hold interest required for membership under the Declaration; provided, however, there shall be only one (1) vote per Tract and no vote shall be exercised for any property which is exempt from assessment, ~~provided further that notwithstanding anything to the contrary herein, all developer owned Tracts and those individuals, entities and / or Builders that own in excess of two Tracts shall have voting rights equal to one (1) vote per Tract owned even though some of the Tracts may be exempt from assessments (i.e. an individual owns three Tracts under the Restrictions is only obligated to pay assessments on two Tracts but still shall have three votes as long as the assessments for the two Tracts are current).~~