Vintage Shores POA

Meeting Agenda Notes 03/01/2026

Location: 356 Lago Vista Dr. Lot 43

3:20pm – Call to order

This is the first meeting of 2026 Vintage Shores POA

Board Members – Present

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 09/14/2025 meeting – John Lisby

Discussion?

Motion to approve John Lisby

Second Ed Fortuna Lot 8

All in favor of approving the minutes Unanimous

All opposed None

Treasurer's Report: John Lisby

Annual payments for 2024: paid up

Annual payments for 2025: paid up

Business checking American National Bank of Texas as of 03/1/2026.

Account Balance on 03/1/2026: $228,456.67

Large payments made: None

Motion to approve Dave West

Second <u>Ed Fortuna Lot 8</u>

All in favor of approving the minutes <u>Unanimous</u>

All opposed <u>None</u>

1. Annual Budget Adoption 2026
2. Road Repairs – We have 9 dips that need to be repaired.
    a. Quote $9,900
    b. Additional quote to fill cracks and sealant $10,000

Motion to approve both of the road repairs was made by <u>Randy Herchman</u>
Second <u>John Lisby</u>
All in favor of approving the minutes <u>Unanimous</u>

All opposed <u>None</u>

3. Mowing contractor discussion. Sent out for bid to three companies on 01/27/2026.
    a. Review bid letter – copies provided for attendees
    b. Jesse Hill with Hills Acerage
    c. John Turk with Turk Farms
    d. Bryan Lide

    <u>Hills Acerage was awarded the mowing contract.</u>

4. Money Market Account or CD discussion
    a. CPA was contacted on 01/27/2026 – Sheriff and Morgan in Wylie, TX
        i. Is it legal to do this as a non profit?
    b. American National Bank of Texas was contacted on 01/27/2026 -
        i. CD – 7 month, 12 month
        ii. Money Market Account earns .05%APR
        iii. This creates what is called unrelated business taxable income. Creating the need to update how we file our POA taxes with the Federal Government.
        <u>It was decided not to move forward with any investments at this time.</u>

Old Business:

1. Outstanding mowing debts from 2024, 2025. All are paid up.
2. A letter was sent from our Attorney to the owner of Lot 48 that he is not allowed to split the lot into two separate lots.

3.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.

4.Front Gate Discussion –

b. Add internet to be able to update gate codes etc.

Internet service and a new gate opener will be researched.

New Business: John Lisby brought up Common Area 2. He wants to guage the desire of the POA to put in a path on Common Area 2 that leads to the water.

End of Meeting: 4:07pm