

MINUTES May 20, 2024 BOARD MEETING

Meeting called to order at 3:00pm, with all board members present.

1st Item Assessment collection status

Presentation was made showing reduction from April 1st, 50 homeowners to present, 20 homeowners, who have not made the \$150 annual assessment payment yet. The president will continue efforts to remind homeowners who have not made their payments yet. Concerning the 2023 collection, we still have one homeowner who is delinquent, however it is believed that this will be remedied shortly.

2nd Item Financial status

After discussion it was agreed that the HOA is carrying a significant surplus, which allows some leeway in exceeding individual budget line items. Our current budget status is acceptable.

3rd Item Irrigation and water issues

A thorough review was presented concerning decisions by previous boards to eliminate water service to individual islands, with the exception of the service in the road at the main entrance. The problems with unintended leaks and meters turned off for years with payments continuing to be made demonstrated the inability of this type system to work in our HOA system. A pilot program will be tested on the island at the intersection of Vouvray and Poujeaux where the HOA will pay a homeowner \$150 to allow the HOA to utilize their water to supply water for the island. This will be cheaper than a meter and eliminates all the problems concerning timers, breaks, etc. An adjacent homeowner is in a better position to observe the condition of the plants and take corrective action when needed.

4th Item Lake related

An issue with Bio-film was detected last month and a treatment with the "beneficial" bacteria was performed, however, it is believed that the recent rains have done more to eliminate that issue. Thanks to a homeowner the aerator was placed back into service and the aeration of the lake is again in service. While this system is quite undersized for our lake, the fish certainly seem to enjoy it.

5th Welcome letters

After reviewing the cost and content of the "welcome" letter supplied by the management company it was confirmed that Vignes Lake would undertake the responsibility of welcoming our new residents and would no longer require the management company's participation.

6th Item Block Party

Discussion was held concerning the homeowners desire for more block parties, with discussion centered on selecting a date. After reviewing the Tiger's football schedule two dates were presented for consideration, 10/05/24 and 11/02/24. More on this later.

Meeting was closed at 4:15pm.

President- Robert Perkins

Treasurer- Pauline Andras

Secretary- Randy Palmer