

Vignes Lake HOA

Board Meeting minutes

Location: Ginger D'Antoni home - Vignes Lake Ave

Date: January 12, 2022

Time: 4:00pm

Attendees: Robert Perkins, Leslie Duplantis, Ginger D'Antoni - all present

Agenda items

1. Bylaws - discussion on how Bylaws can be changed but Restrictions/Article cannot and these can override a Bylaw. Restrictions could be changed after neighborhood in existence for 25 years. If no changes made, then what is on the "books" stays in place for another 10 years?? We may have missed the window if it had to be done in 2021.
2. Fencing - Ginger would like to adopt a resolution about fences in the neighborhood to have smooth side face out. Says this is actually already in the restrictions but says metal poles but no one uses that anymore and hoping, wood poles, would be acceptable to enforce. This would not be retroactive, only imposed going forward as a way to preserve the look of the area. May be hard to attain since may have an "ugly side" visible if a driveway is not closed in and so could be visible from street. Board did agree to adopt this idea. It reads that fence should be smooth side out on parts facing street or around perimeter of subdivision to create a uniform aesthetic. New fencing requires an ACC, so this is a feasible request. May be a different matter if just replacing old fence and an ACC is usually not required.

If a gate across driveway is requested, it must be a metal one, no wood.

3. Expense approval - Robert said the strongbox was not waiting for two Board members to approve an item put in for payment. This will be addressed with Magnolia to change to have two approvals needed before the item is cleared off the system and sent for payment.
4. Dog issue - Two walkers were bitten by a dog on the loose from a home on Beaujoles. Another unleashed dog on Vouvray causing concern. Will put leash law reminder in next newsletter. Leslie to check on situation on Beaujoles and report.
5. Management Co - Robert would like to possibly look into hiring a different management company since Magnolia is not really willing to change the scope of their work and price. Feel it may prove more difficult to get out of the two-year contract with breaches. Want the help with collection dues but rest we could do again within the neighborhood. We are in the second year of a two-year current contract so will need to cancel contract for 2023 in maybe Dec 2022??

6. Recent violations- Board will now look at monthly reports from Ashley and ask them to hold for the first month all items so Robert can address personally before moving to reminder letter in mail. This way there is more personal service and can weed out what actually is an issue or not.
7. Newsletter - Board members will try to get more creative with ideas for this. Like informing people of good happenings as well as pertinent info.
8. Annual Meeting - decided it would be done in person. Will use proxies again. Voting will be in person. We think ok to have in person, masks are welcome but not mandatory. Nominations deadline set. Will get date set with Jones Creek library and get that info out asap.
9. Lake - aeration system is still not working. Still no word on cost. Large fountain was cleaned and then stopped working. Maybe motor, same one has had since 2015 but not sure. Waiting on estimate from CCR. Small fountain still working great and has timer.
10. Landscape - we have a new contract for monthly mowing, weeding, planting so that can keep nice appearance all year. Robert added drip line to water plants in front main entrance bed. This will help to water plants and not the street. Ginger is adding lights to entrances. Board approved of purchase. Talked of putting flowers at Beaujoles entrance but decided to just do lights for now.

Adjourned 8pm