

VCHOA April 10, 2013

Annual meeting
Vinland Elementary School

- Call to order by Barron Brooks, standing in for Pres. Stock
- Confirmed that a quorum was in attendance.
- Treasurer, Kendra, lead the group of homeowners through the expenditures of the previous year.

OLD BUSINESS

- Signs at each entrance were painted a new color. The sign at Vinland 3 was moved closer to the street for more visibility.
- Trees were removed this past year where there were concerns.
- Mail boxes have been washed, some replaced. Plexiglass to be replaced.

NEW BUSINESS

- Looking at adding doggy waste boxes around the subdivision. The county provides the boxes and first inventory. If we want more we will have to purchase and stock the boxes.

BUDGET APPROVAL

Treasurer reported on the large reserve first. This is to cover future major road renovation. We can pay \$1200 for a reserve study to determine if we have enough and are on target to meet our future needs. It was suggested that if we do a study and we should get 2 more bids.

- Question from the floor as to whether we needed to. Our last study, many years ago (no one recalled the date) indicated we were underfunded then but the roads do not appear to have deteriorated much.
- No money was budgeted for road resealing in 2013.
- We are on a 6 year cycle for resealing. Division 3 was done in 2012
- Tim Leonard had the last study. He would post to our webpage.
- Plum Tree discussion it was agreed not to replace plum trees when they die off. They have a short life and the roots are damaging our sidewalk. There is an \$8000 budget to repair or replace the sidewalk near the entrance of Div. 1 it will be used when needed.

Budget approved after motion, 2nd and vote of attendees.

OPEN DISCUSSION

- Tree removal company is not responding to our requests for service. JDy was going to call two more companies for bids on identified trees.
- Removing trees from the common areas: county has control over right of ways. We believe we need to check on cutting down trees in common areas. If a tree is on your property, take personal responsibility. If you are concerned about potentially dangerous trees in a common area. Contact a board member.
- A home owner expressed concern over a raised metal grate on the path leading from Stronstad to the retention ponds. The county should be notified that the metal is exposed and potentially problematic.

- A home owner requested permission to have chickens in her yard and supported her position expressing a belief that the CCRs allowed considering that they are "normal pets", which is allowed in the CCRs. Another HO, an attorney, suggested that the CCRs need to be read by looking at the original intent . HO presented her position in favor of being allowed to keep them.
- A concern was raised that having chickens would invite predatory animals. The discussion concluded with recommending that the HO (who is interested in having chickens) initiate the process of changing the CCRs, which would require 70% of all HOs to approve. It was requested that the wording specifically exclude other farm animals such as pigs and horses.

VOTE FOR NEW BOARD MEMBERS

Kendra, Lael and Todd were re elected to another term of 3 years.

Judy Guttormsen was elected for a three year term.

Respectfully submitted,

Todd Tidball