

Viniterra Property Owners Association, Inc.
Board of Directors Meeting
October 22, 2015 Minutes

- I. Call to Order: On behalf of the Board of Directors, Doug Anderson called the meeting to order at 1:05pm. Board members Donna Reynolds and Patrick Horsley were present. Coleen Hillen (Community Manager) and Holly Stephens (Director of Marketing/Sales for Viniterra) were present.
- II. Unfinished Business: There was no unfinished business.
- III. New Business:
 - A. **Annual Meeting** – It was determined that the annual meeting would be held on November 19th. Ms. Russell has confirmed the meeting date and time with the winery.
 - B. **Budget**– The Board reviewed and discussed the budget for the Villas district assessments. The budget was approved at \$150/month. It was determined that the Villas assessments would be paid monthly and will also include the VPOA regular assessment as well. The board reviewed and discussed the 2015 and 2016 budgets for the regular Viniterra assessments. The annual budget was approved at \$684.50/improved lot for both 2015 and 2016, however, it was determined that we would only collect \$448.12/improved lot and \$224.06 from the unimproved lots. It was determined that 2015 would be collected retroactively with the 2016 assessment. Assessments will be paid in four equal installments, except for the Villas which will be collected monthly and the unimproved lots which are collected annually.
 - C. **Remote Control for the Gates** – Several residents have requested an alternative to entering a code at the gatehouse. Ms. Hillen discussed the options available. It was determined that the gate would be equipped to permit use of remote controls for access as an HOA expense, however, if an Owner would like to have a remote, they would have to purchase it from the HOA (at cost). Current cost would be \$25.00/remote. Other options (such as automated gate card readers) for access will be considered at a future time when the existing systems has outlived its useful life and is a candidate for replacement.
- IV. Adjournment: There being no further business, Donna Reynolds made a motion to adjourn the meeting at 2:35 PM. Patrick Horsley seconded, the motion passed unanimously.

Respectfully submitted,

Coleen Hillen