

**MINUTES FROM THE ANNUAL MEETING OF
VINITERRA PROPERTY OWNERS ASSOCIATION
DECEMBER 9, 2021**

The Viniterra Property Owners annual meeting was held December 9, 2021 at 6:00 pm at the Viniterra Golf Clubhouse.

All Board members (Doug Anderson, Donna Reynolds, Patrick Horsley) were present. Also attending were Charles Small and Doris White of ACS West. Twenty-three (23) residents representing seventeen (17) properties were in attendance. Doug Anderson and Donna Reynolds represented the Declarant, New Kent Farms LLC.

The meeting was called to order. No minutes of the 2019 annual meeting were received from the previous management company. There was no annual meeting in 2020 due to the COVID-19 pandemic. However, a community update was mailed to all owners and is attached to these minutes.

Meeting attendees were provided a Balance Sheet and Income/Expense Statement hand-out showing a year-to-date net operating profit of \$2,651.08 as of the period ending 11/30/2021.

Doug Anderson gave the President's report. Doug announced that the POA Board will have quarterly meetings in 2022. Notice of the meeting will be sent to Viniterra owners and owners are invited to attend the meetings.

Patrick Horsley gave an update on sales for the Estates lots owned by PHD Holdings. Jeff Tunstall gave an update on The Cottages and the 29-lot undeveloped estates lots owned by ReeseBrooks Land Company.

Under new business, Doris White reported that trash pick-up and recycling will be provided to The Cottages and that the Viniterra Board would like to offer this service to all Viniterra owners. Doris stated that she will be sending out a notice to all Viniterra owners allowing them to vote on whether or not they would like this service. The majority will rule; individual owners cannot opt in or opt out.

The Board took questions and comments from the Members.

The meeting was adjourned.

Minutes prepared by Donna Reynolds