

Viniterra Property Owners Association  
Advisory Committee Meeting  
August 9, 2023, at 1:30 pm  
LOCATION  
Viniterra Welcome Center

I. Welcome and Call to Order 1:30 pm

Patrick Horsley – VPO President  
Christopher Spates – Chairperson  
Mike Lavery – Vice Chairperson  
Gary Retone – Secretary

No Residents in Attendance

II. Approval of Agenda Christopher Spates accepted; Mike Lavery & Gary Retone Accepted

III. Old Business:

- Committee Charters
  1. Budget Committee Charter will be approved by end of week with the recommended changes provided by Gary Retone.
- Social Committee Charter recommended changes provided by Gary Retone will be added to the charter responsibilities.
- Doris submitted pricing for irrigation services from Raindrop and Giving Hope for the Cottages. The decision was unanimous to go with Giving Hope. This will be effective at next Board of Directors meeting. Doris will ask Giving Hope to match labor rate of Raindrop at \$90.00 per hour versus \$95/hour proposed.
- Doris provided a copy of the VPOA Reserve Study prepared by Reserve Advisors on May 19, 2023.
- Roadways – No decision was made on the proposals submitted by Pro-Seal and A1 Asphalt to reseal all roads within Viniterra (excluding the Cottages).

IV. New Business

- Resident Reserve Study Meeting will be scheduled to address any issues from Viniterra residents. The residents will have the opportunity to submit their questions prior to the meeting. The meeting will be hosted by a representative from Reserve Advisors.
- 2024 Budget will be proposed by October 1, 2023. Released for comment by October 15, 2023 and approved by the BOD by November 31, 2023.
- Budget Committee Charter upon the recommendation of the Professional Advisory Committee to the BOD will have at least 3 members but no more than 5. The application for those interested will be sent out by August 21, 2023.

- Recommendations by Gary Retone to change the Professional Advisory Committee to the Professional Advisory Board (PAB) and to have Budget/Finance, Social, and Amenity committees reporting up to the PAB. Also, create a charter for an Architectural Review Committee that will report up to an Architectural Review Board. Patrick will look into the possibility of creating a PAB and ascertain any concerns raised for this recommendation.