

## Minutes of the Vineyard Estates HOA Board 8/5/24

The meeting of Vineyard Estates HOA Board was held at 5037 Angel Ln, Bryan, TX at 5:30 pm, August 5, 2024.

The meeting was called to order by Gary Coulter, Board member and President, who chaired the meeting. Also present were Barbara Serr, Board member and Secretary, and Heidi Caruso, Board member and Treasurer.

Items discussed at the meeting:

1. Reviewed the changes to CCRs that were received back from the lawyer.
2. The lawyer updated the front sections to reflect the current status and will need signed agreement from BONSCOTT-MERKA PROPERTIES to move forward.
3. The lawyer inserted standard language for Section 3.13 now 2.23 on Solar Equipment to make it compliant with state law.
4. The lawyer updated 3.48 now 2.47 on Flags to add our voted change to include schools and sports team, but also added a lot of standard language around how flags should be displayed. We think this should be voted on by the HOA.
5. The lawyer told me that the HOA cannot prevent anyone from leasing their home, but we can add a restrictions about short term leasing. They have added suggested content which will need to be voted on by the HOA.
6. We decided not to change the bank.
7. We need to have the annual HOA meeting soon. We need to vote for 1 three-year term on the HOA board as Barb's term ends in Oct 2024. Heidi is also open to leaving her term early which would open up a one-year term. We will need to schedule a mtg, send notifications, and request nominations.
8. The annual meeting is supposed to include sharing the budget.
9. No further business coming before the meeting upon motion, duly made, seconded, and carried, the meeting adjourned.

Gary Coulter

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Heidi Caruso

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Barbara Serr

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Action items:

1. Share additional CCR items with HOA that require votes before completion of CCRs.
2. Prepare annual budget to share at annual HOA meeting.