

## **Minutes of the Vineyard Estates HOA Board 10/5/23**

The meeting of Vineyard Estates HOA Board was held at 5036 Paulo Ct, Bryan, TX at 6 pm, Oct 5, 2023.

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, Heidi Caruso, Board member and Treasurer, and Luke Marvel, Boxwood representative.

Items discussed at the meeting:

1. Reviewed plans that have already been approved by the previous Architectural Committee for 3 Boxwood properties: lot 13, lot 19, and lot 20.
2. Reviewed the CCRs and compared them with other local HOAs with whom Luke Marvel has experience.
3. Discussed the process to enforce CCRs. There are some conflicting and confusing items. Need to consider 2021 Texas law changes that may affect some items.
4. For now, the Architectural Committee will be the Board, and Luke Marvel is willing to serve as a consultant when needed.
5. The annual HOA fee includes membership to Messina Hof VIP Estate Resident. The VIP benefits were reviewed. If an HOA homeowner wishes to upgrade their VIP status with Messina Hof, the \$100 dues will be credited toward the upgrade.
6. Reviewed the Title company transfer of HOA dues. We can include an administration fee, transfer fee, or other appropriate fees when a lot is sold.
7. 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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