

The Vineyards HOA Annual Board Meeting – Reconvene
5/11/2026
Meeting Held In The Commons Area

Meeting called to order at 6:49 pm by David Oliver

Introduction of Board Members by David

Present:

1. David Oliver – President - Board Member
2. Lyn Shirley – Secretary – Board Member
3. Patty Thies – Treasurer – Board Member
4. Emerald Sica – Director (Landscaping Maintenance)
5. Nina Palmer – Director (Public Relations)
6. Kevin Willer – Director (Architectural Control Committee)

Rick Woodland - Vice-President not present

The purpose of this meeting is to discuss the changes we want to implement to the CC&Rs that we didn't get to present at the last meeting.

- Dave discussed legal fees – brought to our attention by the attorney, we don't have a clause protecting the HOA Association. If the resident bows out before going to legal matters and settles, the HOA has to pay all attorney fees. An attorney clause helps protect the association's assets. Under the proposed attorney clause, the HOA pays only if it loses in court.
- Board took action, and now the HOA has incurred the legal fees because the resident settled; they opted out, and the association had to pay fees
- Buildings were not permitted by the city – residents are claiming it is a city issue and not HOA – Kevin stating “harmonious” – homeowners are saying the wording is too subjective. A resident stated that the board should make the city aware of the violations and let the city handle the problem instead of using HOA funds
- Define “big violation” as homeowners are concerned about the next board and how they determine a big violation - subjective
- Determine out of the gate if a permit was filed with the city
- Visually disruptive – what is the terminology, need a clearer definition
- Wife of the attorney made an announcement – That he practiced for over 25 years, and the homeowners should be voting no for both of these proposed changes to the CC&Rs. 30 days is way too short, 90 days is better for the homeowners. Recommending to vote no on both propositions.
- Homeowner noted that Riverside stated the HOA needs 25%, not 30%.

- Several residents express that they were not notified about the meeting, not given the proper amount of time, and just received a proxy on Friday – needs to be a 10-day notice. HOA stated that the meeting was posted on Facebook, a notification was mailed, and signs were posted at the entrances.
- Why aren't financials and minutes posted?

Notes:

Some homeowners were very verbal again/still towards the HOA Board. We didn't nip it in the bud again. Also, questions started at the beginning again, and not during a Q&A session. State that all questions can be asked once we are done with the presentations.

When speaking, the HOA member needs to be mindful of their wording and try not to offend others. Try not to be as emotional, even when being attacked. If it continues, we will stop the meeting and ask for a peaceful and respectful conversation. If it still continues, the meeting is adjourned.

Have the agenda provided to homeowners at the time of signing in.

Need more clipboards - two for attendance and two more for proxy to sign – one clipboard A through K, other clipboard L through Z

Need to have a bigger margin on the left for the sign-in sheet, as the narrow margin covered names, making it difficult to find names.

Evaluate Riverside – stated 25% and should be 30%

Need to state what amount still remains in violation fees in the next newsletter, so residents are informed, since we were not able to mention this at the meeting.

Need boxes to check off for each topic with descriptions - voting for or not

Two residents stated that the homeowner could be out of town and can't respond in a timely manner, and feels that 30 days is too short, but agrees that 90 days is long.

Is there anything in the CC&Rs that states how people become board members? – Look into this. Ed Coutts

Meeting adjourned by David Oliver at 7:21 pm

44 in person + 23 proxies turned in = 67 total, 34 were yes.

Submitted by Lyn Shirley, Secretary, on 5/20/2026, to all board members and Riverside Management