

EL VINEDO HOMEOWNERS ASSOCIATION

P.O. Box 92649
Austin, TX 78709
Phone (512) 288-2376
Fax (512) 288-2389
info@camanagers.com

August 27, 2020

Dear El Vinedo Member,

Please consider this notice of the annual meeting of members to be held on September 8, 2020, at 6:15 p.m., at the Dripping Springs United Methodist Church located at 28900 RR 12, Dripping Springs, TX 78620. The meeting will be conducted in the Fellowship Hall. Check in will be from 6:00 p.m. until 6:15 p.m. Please arrive early because of limited time in the facility.

Please wear a face covering and maintain at least six feet of distance with everyone who does not arrive with you.

An election to fill three positions (a one-year term, a two-year term and a three-year term) on the Board of Directors will be conducted at the meeting. This is notice pursuant to state law that owners in El Vinedo HOA wishing to run for the board and appear on the director election ballot must submit their request to the Association. Owners must email their name along with a request to be on the director election ballot to Jack Baker with Community Association Management ("CAM") at jackb@camanagers.com. Requests must be received by September 7, 2020, or the nominee's name will not appear on the ballot. However, nominations from the floor of the meeting will be accepted.

A proxy is enclosed (reverse side) for those Members who may not be able to attend the meeting. You may revoke your proxy at the meeting if you decide to attend.

AGENDA

- | | | |
|------|---|-----------|
| I. | Call to Order and Establish Quorum | 6:15 p.m. |
| II. | Approval of 2019 Annual Meeting Minutes | 6:20 p.m. |
| III. | Nomination and Election of Directors | 6:25 p.m. |
| IV. | Open Forum | 6:35 p.m. |
| V. | Adjourn | 7:00 p.m. |

Thank you.

The Board of Directors

Enclosure: Proxy (reverse side)
2019 Annual Meeting Minutes

EL VINEDO HOMEOWNERS ASSOCIATION, INC.

PROXY -- ANNUAL MEETING OF MEMBERS

By this Proxy, the undersigned member(s) of the El Vinedo Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), hereby appoints:

1. The President of the Association; or
2. _____

my/our true and lawful proxy, with full powers of substitution, to represent and cast my/our vote(s) at the Annual Meeting of the Association to be held on September 8, at 6:15 p.m., at the Dripping Springs United Methodist Church located 28900 RR 12, Dripping Springs, Texas 78620, or any adjournment and reconvening thereof, for any and all such business as may properly come before such meeting(s). In the event item 2 is left blank, the President is hereby selected as the sole proxy holder. In the event item 2 above is completed with the name of a member of the Association, the member specified in item 2 is hereby selected as the sole proxy holder.

I (we) understand that unless I (we) give other instructions on this proxy, the proxy agent 1) intends to vote the lots represented by this proxy at his or her discretion on the matters which come before the members, and 2) shall not assign this proxy to any other person.

Dated to be effective September ____, 2020.

Signature: _____
(Must be signed to be valid)

Printed Name(s): _____

El Vinedo Address: _____

Mailing Address (if different): _____

E-Mail Address: _____

Please return this COMPLETED and SIGNED proxy to Community Association Management
via mail to PO Box 92649, Austin, TX 78709, via fax to (512) 288-2389, or
via email to jackb@camanagers.com not later than noon on September 8, 2020.

EL VINEDO HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE MARCH 21st, 2019
ANNUAL MEETING

Friendship Baptist Church, 14455 FM 1826, Austin, TX 78737

The 2019 Annual Meeting was called to order at 6:00 p.m. by Property Manager Glen Colby. Quorum was established and notice of meeting delivered.

Minutes from the 2018 Annual Meeting were reviewed by members present. Mr. Thompson motioned to approve the minutes as presented, second by Mr. Stone. The minutes were approved unanimously.

Mr. Colby reviewed the 2018 financials. The operations account held \$17,771 as of December 31, 2018. During the year, a Reserves account was opened and funded by a \$10,000 contribution from operating funds which were previously held in a single bank account.

The meeting moved to the Director election. One Director seat with a 3-year term, currently held by Mr. Wimberly, is expiring tonight. In a show of good faith by Mr. Wimberly, who expressed interest in re-election, the Class B (Declarant) voting rights of ten (10) votes for each Lot owned, will not be applicable to this election. Instead, the election will be on a one (1) vote per Lot owned basis, terms of the original Declaration recorded. No objections were made by membership or HOA general counsel. The floor was then open for nominations. With no other nominations, Mr. Stone motioned to elect Mr. Wimberly by acclamation; Mr. Schunka seconded. The motion was approved by unanimous vote.

Member questions were answered for the remainder of the meeting. Topics addressed were:

- Members shared concerns related to the architectural review process, suggesting specific guidelines “more in touch” with resident’s vision of the community. Mr. Colby pointed out the HOA restrictions are the guidelines to follow for any ACC approval. Board members and management disagree with assertions of the ACC process being broke. Only complaints being made are related to new home construction which is heavily scrutinized because the determination made has the greatest impact for all owners, to maintain property values. New home construction plans are submitted to an architect firm for recommendations, and then reviewed by the Committee.
- Owners were notified of late fee and interest charges by way of a penalty table included on assessment invoices mailed in December.
- A group of homeowners feel the HOA has a bad reputation, claiming litigation and difficulty obtaining architectural approval for construction and improvements is driving away prospective buyers. Mr. Wimberly offered a contrasting view of communities with and without homeowner associations, highlighting the important functions of an Association that are to everyone’s benefit. If the general consensus amongst owners in the community is no longer in favor of having a HOA or complying with its governance, take the appropriate steps to call a Special Meeting and have a vote. Amending the Declaration requires 67% of total membership voting in favor of a proposed change.
- The new mailbox cluster location will accommodate 2-3 parking spaces and an approach up the hill for safety.

With no further business and no objection, the meeting was adjourned at 7:10 p.m.