

VINEYARDS  
TOWNHOMES HOA  
at Stoneridge



*Serving Our Community with Pride*

**June 1, 2026**

**Dear Vineyards Homeowner:**

**The 2026 Annual Meeting of The Vineyards Townhomes at Stoneridge will be held on Monday, June 29, 2026 at 1:00PM in the SPOA Activity Center Meeting Room.**

**There are several issues to be addressed this year, and it is important that a quorum be present to conduct the meeting. Please mark your calendars and plan to attend. Additionally, please carefully read the information included on voting and Management Committee vacancies.**

**Enclosed is the PROXY/BALLOT FORM for use at the meeting. Please take a moment to review the guidelines for their use as given below. **EVEN IF YOU ARE GOING TO ATTEND THE MEETING IN PERSON**, be sure to complete a proxy for each property you own in the Vineyards. If you cannot attend the meeting, please designate another Vineyards owner that will be in attendance, to represent you. You can also state that you would like to designate the Management Committee as your representative.**

**You are free to write in a candidate's name if you choose, however, the person's name you are writing in must know and accept this nomination and be a member in good standing. Please complete the Proxy/Ballot form and email it to [jmatuska.vyhoa54@gmail.com](mailto:jmatuska.vyhoa54@gmail.com), hand deliver it to a board member or Jack Matuska, or if you would like us to pick up your ballot and proxy, text to 208-304-2751 and we can schedule a pick up time at your residence. You can also hand it directly to a Management Committee Representative at the door prior to the meeting. Due to increased postage costs, the Annual Meeting Packet will be hand delivered to those owners residing in Vineyards and to others that do not have email or internet access. For others currently out of town, we will post it on the VYHOA website and will also email the entire package to individual owners.**

**This year, each property has one (1) vote for one (1) open Board position. Nominations from the floor will also be accepted at the meeting prior to elections being held and ballots counted.**

**A nominee must be a member in good standing (no pending violations or dues delinquencies) to qualify and be willing to commit to working with all Management Committee members and volunteers on work committees.**

**According to the Vineyards CC&R's, The Management Committee shall be composed of 3 members. (Articles of Incorporation, Article 11 – Management Committee). There is one (1) open positions up for election this year. The term for this position is two years.**

**A proposal to spend HOA funds to develop a fenced dog park in the Courtyard of Vineyards 1 is also included on the ballot form. Approval will be by simple majority.**

**We look forward to your participation and input at this year's Annual Meeting and thank you in advance for your participation. Additional materials will be provided at the door including copies of last year's meeting minutes and May 2026 financials.**

**Respectfully yours,**

**Vineyards Management Committee**

**Vineyards Townhomes at StoneRidge**

**Frank van Vlymen, President ([fmvan2@aol.com](mailto:fmvan2@aol.com))**

**Julie Lane, Secretary/Treasurer ([jdlane220@aol.com](mailto:jdlane220@aol.com))**

**Randy Schillinger, Vice President ([reschillinger@gmail.com](mailto:reschillinger@gmail.com))**

**Jack Matuska, Business Manager ([jmatuska.vyhoa54@gmail.com](mailto:jmatuska.vyhoa54@gmail.com))**

# **VINEYARDS HOA 2026 ANNUAL MEETING AGENDA**

## **VINEYARDS TOWNHOMES AT STONERIDGE Homeowners Association**

**June 29, 2026 at 1:00 PM**  
**At SPOA Activity Center Meeting Room**

**Zoom Access Info: Meeting ID :739 546 5116 PIN: 689478**

Invitee Link: <https://us06web.zoom.us/j/7395465116?pwd=ilbmD8y62f6TWq0oZYkOuFEMlm6MOB.1&omn=84030704281>

**I. Call to Order (Frank van Vlymen)**

**II. Roll Call/Introduction of Management Committee (Frank van Vlymen)**

**III. Introduction of Attendees and New Owners and New Residents (Randy Schillinger)**

**IV. Approval of 2025 Annual Meeting Minutes (Frank van Vlymen)**

**V. New Business**

- A. Election of New Management Committee Member (Marcy Davidson) .**
- B. Dog Park Proposal Results (Marcy Davidson)**

**VI. Treasurers Report (Julie Lane)**

- A. May 2026 Financial Reports (Julie Lane)**
- B. 2027 Draft Proposed Budget (Jack Matuska)**
- C. Reserve Study through 2035 (Julie Lane)**

**VII. Presentation of Sub-Committee Reports**

- A. Finance Committee (Julie Lane)**
- B. ARC (Architectural Review Committee) (Deb Williams)**
- C. Landscape & Irrigation Committee (Jack Matuska)**
- D. Maintenance Committee (Jack Matuska)**
- E. Legal/Rules Committee (Marcy Davidson)**
- F. Owner Communications and Social Committee (Renee Ball)**

**VIII. Old Business**

- A. Vineyards Short Term Rental Update (Jack Matuska)**
- B. Cost share – Irrigation Update – Meter 324 Agreement Status (Jack Matuska)**

**IX. New Business**

- A. Property Realty Status in Vineyards (Jack Matuska)**

**X. Open Forum (3 minutes each) (Frank van Vlymen)**

**XI. Schedule for the Next Annual Meeting: Tentative for June 28, 2027 (Julie Lane)**

**XII. Adjourn (Frank van Vlymen)**

**Annual Meeting – Monday, June 29, 2026**  
**SPOA Activity Center Meeting Room at 1:00 PM**  
**PROXY FORM**

(Fill out one Proxy for each property owned. Proxies must be signed and dated to be valid.)

The undersigned, \_\_\_\_\_, being a member in good standing of Vineyards Home Owner's Association, a non-profit corporation of the State of Idaho, does hereby appoint \_\_\_\_\_, or if no one is appointed, the member appoints the Board of Directors with the power of substitution to vote for and on behalf of the undersigned at the Annual Meeting to be held

**Date: June 29, 2026, Time: 1:00 pm Place: SPOA Activity Center Meeting Room**

Your Proxy will be for the purpose of voting all properties of members in good standing of June 29, 2026, to:

- Ensure we have a quorum to conduct the business of the Association at the Annual Meeting.
- Elect one (1) member to the Vineyards Management Committee.
- Vote on Dog Park Proposal in Vineyards 1.
- Conduct any other business as may be deemed proper and necessary.

In the event the undersigned is present at the meeting herein described, this proxy, at the sole direction of the undersigned, shall be null and void.

**Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**Legal Description or Location Address of each property owned in Vineyards:** \_\_\_\_\_

\_\_\_\_\_

## 2026 VINEYARDS HOA BALLOT

### A. Management Committee Election

One position is open for a two-year term. One vote may be cast per Vineyards property owned. Vote for **one** candidate only.

- Debbie Williams — Vineyards 1
- Write-in candidate: \_\_\_\_\_

### B. Dog Park Funding Proposal

The Association is voting on whether to approve spending approximately **\$5,000 in HOA funds** to fence and gate the Vineyards 1 courtyard for use as a dog park by all Vineyards residents and owners.

Vote for **one** option only:

- Yes**, I approve the use of Vineyards HOA funds for this dog park project.
- No**, I do not approve the use of Vineyards HOA funds for this dog park project.

**Note:** If approved by simple majority, ongoing cleanup, maintenance, and future improvements shall be the responsibility of the dog owners using the facility, unless otherwise approved by the Board or membership.

### **Ballot Validity**

This ballot must be signed and dated to be valid. Only one ballot may be submitted per property owned.

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Property address or legal description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return completed ballots by mail to **P.O. Box 883, Blanchard, ID 83804**, or by email to [jmatuska.vyhoa54@gmail.com](mailto:jmatuska.vyhoa54@gmail.com), or by hand delivery to **Jack Matuska, 176B Columbia Blvd**, or submit before the start of the **1:00 PM Annual Meeting on June 29 at the Activity Center Meeting Room**.

**Debra Williams**  
**Candidate Biography**

June 1, 2026

Hello,

My husband and I bought our home in Vineyards I in August 2007. Our first summer here was in 2008 and we knew then that we bought our “happy place.” We live in Las Vegas for the winter months, and eagerly wait for summer to arrive for the annual return to our Idaho home.

I retired in 2020 as an Integration Engineer. One skill I can provide to the Management Committee is computer technology. I have a commonsense approach to problem solving and I feel that I can listen to all views and work to find a solution.

I first joined the Vineyards Management Committee in 2021, completing another person’s term when they stepped down and then ran again in 2023. I have also been tasked the job as Management Committee liaison for the ARC since 2021.

I would like to re-join the Vineyards Management Committee to continue the work I started. I also hope to motivate others to join in and serve. We need to encourage more involvement from the residents who live in our community.

Thank you for your vote and your trust in me.

Sincerely,

Debra Williams  
15B Chardonnay Dr  
Vineyards I

## **April 30, 2026 Vineyards HOA Financial Summary**

**Note: May 2026 Financials will be available for distribution at the sign-in table for the meeting**

Here is a concise summary of the monthly account activity for Vineyards Townhomes at Stoneridge for April 2026:

### **Operating Account (Checking)**

1. **Beginning Balance:** \$56,525.72
2. **Deposits/Credits:** \$14,129.40
  - Primarily HOA dues and miscellaneous revenue.
3. **Checks/Debits:** \$18,903.90
  - Major expenses included groundskeeping (\$6,691.24), building maintenance (\$1,625.19), insurance premiums (\$1,785.91), taxes (\$658.00), administration (\$1,102.50), and a monthly reserve transfer (\$4,412.00).
4. **Service Charges/Interest:** \$0.00
5. **Ending Balance:** \$51,751.22

### **Flex Account (Savings/Reserves)**

1. **Beginning Balance:** \$73,160.59
2. **Deposits/Credits:** \$4,412.00 (monthly transfer from operating account)
3. **Interest Earned:** \$55.31
4. **Checks/Debits:** \$0.00
5. **Ending Balance:** \$77,627.90

### **Certificates of Deposit (CDs)**

- Three CDs totaling \$61,860.37, all maturing between May and July 2026.

### **Total HOA Funds (All Accounts)**

- **Combined Ending Balance:** \$191,239.49

### **Key Activity Highlights**

- The largest single expense was groundskeeping, followed by a scheduled transfer to reserves.
- Income was primarily from member dues, with a small amount of miscellaneous revenue.
- No service charges or interest were paid on the checking account; the savings account accrued \$55.31 in interest.



VINEYARDS RESERVE STUDY 2026 THRU 2035			Updated 5/29/2026		NOTES
YEAR	PROJECTS	ADDITION TO RESERVES	PROJECT COST	BEGINNING BALANCE	
				\$114,326	
2026	Bark for 24/26 Ironwood		\$500		
	Paint VY3 (24/26 Ironwood in 2029)		\$45,000		Contracted: PainttServices, Post Falls
		\$52,943	\$45,500	\$121,769	
2027	Fill in Asphalt Cracks		\$3,100		
		\$41,220	\$3,100	\$159,889	
2028	Seal Coat (All) & Crackseal		\$15,000		
	Clean out Gutters (All)		\$2,500		
	Sprinkler System Upgrade		\$5,000		Replace valves/Expand coverage
		\$47,404	\$22,500	\$184,793	
2029	Walkway Repairs (V2/V3)		\$3,000		
	Fill in Asphalt Cracks		\$3,250		
	Paint VY2 & 24/26 Ironwood		\$50,000		Include 24/26 Ironwood Units
		\$53,912	\$56,250	\$182,455	
2030	Paver Repairs VY1		\$5,000		JerryLee Porch
	Bark Replacement (All)		\$6,000		
		\$60,840	\$11,000	\$232,295	
2031	Roof Re-shingle VY1 (Bldg 5-8)		\$75,000		Bldg's 55/81/89/103 Chardonnay
	Clean out Gutters (All)		\$2,700		
	Fill in Asphalt Cracks		\$3,500		
		\$68,212	\$81,200	\$219,306	
2032	Roof Moss Abatement (All)		\$8,000		If necessary
	Walkway Repairs (All)		\$3,500		
	Roof Re-shingle VY1(Bldg 1-4)		\$75,000		Bldg's 15/29/41/49 Chardonnay
	Paint VY1		\$84,500		
		\$76,052	\$171,000	\$124,358	
2033	Bark Replacement (All)		\$6,500		
	Roof Re-shingle VY1 Garages		\$100,000		All 8 Garages on Chardonnay
	Fill in Asphalt Cracks		\$3,750		
		\$84,385	\$110,250	\$98,493	
2034	Clean out Gutters (All)		\$3,000		
	Roof Re-Shingle VY2		\$125,000		Except 152 Columbia
		\$93,240	\$128,000	\$63,733	
2035	Sprinkler System Upgrade		\$7,000		
	Roof Re-Shingle VY3		\$125,000		Except 24/26 Ironwood
		\$102,644	\$132,000	\$34,378	

## DETAILED 2025 - 2035 VINEYARDS HOA RESERVES STUDY

	Jan. 1st DUES	QUARTERLY	INCOME	INCOME	INCOME	INCOME	EXPENSE	EXPENSES	ADDED	RESERVE
YEAR	INCREASE	VY DUES	VY	SPOA	MISC	TOTAL	INFLATION	TOTAL	TO RESERVES	BALANCE
2025	10.0%	\$880	\$173,773	\$19,845	\$7,359	\$200,977	Actual	\$148,940	\$67,883	\$114,326
2026	10.0%	\$968	\$181,984	\$0	\$0	\$181,984	Actual	\$129,041	\$52,943	\$121,769
2027	5.0%	\$1,016	\$191,083	\$0	\$0	\$191,083	Actual	\$149,788	\$41,220	\$159,889
2028	5.0%	\$1,067	\$200,637	\$0	\$0	\$200,637	2.3% Projected	\$153,233	\$47,404	\$184,793
2029	5.0%	\$1,121	\$210,669	\$0	\$0	\$210,669	2.3% Projected	\$156,757	\$53,912	\$182,455
2030	5.0%	\$1,177	\$221,203	\$0	\$0	\$221,203	2.3% Projected	\$160,363	\$60,840	\$232,295
2031	5.0%	\$1,235	\$232,263	\$0	\$0	\$232,263	2.3% Projected	\$164,051	\$68,212	\$219,306
2032	5.0%	\$1,297	\$243,876	\$0	\$0	\$243,876	2.3% Projected	\$167,824	\$76,052	\$124,358
2033	5.0%	\$1,362	\$256,070	\$0	\$0	\$256,070	2.3% Projected	\$171,684	\$84,385	\$98,493
2034	5.0%	\$1,430	\$268,873	\$0	\$0	\$268,873	2.3% Projected	\$175,633	\$93,240	\$63,733
2035	5.0%	\$1,502	\$282,317	\$0	\$0	\$282,317	2.3% Projected	\$179,673	\$102,644	\$34,378

## VINEYARDS HOA - 2027 REVENUE

2027 Vineyards HOA Dues (\$1016 per qtr x 4 qtrs X 47 Units)	\$191,008
<b>TOTAL REVENUE</b>	<b>\$191,008</b>

Drafted for Board 5-29-2026 (JTM)

## 2027 EXPENSES

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**TOTAL 2027 Expenses: \$149,788**