


THE VENDÔME

**3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Thursday, May 25th, 2023
5:30PM**

The Vendome HOA meeting was called to order at 5:32PM.

Roll Call:

- Suzanne Kriscunas - President
- Hiram Champlin – Treasurer
- Alan Golman - Secretary
- Bob Phillips – Director
- Barksdale McKay – Director

Board Members Absent: All members present.

Homeowners in Attendance: 11

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: 4 members approved and one opposed.

Presidents Report – Suzanne Kriscunas:

- Motion to approve the April 24th, Board of Directors Minutes. Motion was made and approved unanimously.
- Feedback from the Spring Social

Bob Phillips / Alan Golman

- Pool Speakers Replacement Proposals
 - Pool Speakers were repaired except two that may need to be replaced. This project was decided to be placed on hold for further review.
- Gas Grill Replacement Proposals
 - Two bids were received to bring a gas line to the grills. One bid came in at \$11,000 and another at \$18,000.
 - Replacement of the current grills with new ones would cost \$4,400.
 - The Vendome grills were inspected by Antony’s appliance. Grills are usable however it was suggested to replace igniters, rotisseries, and burners.
 - Placing an automatic shut off timer on the existing propane tanks or a tape be attached to it that would precisely measure how much propane is left in the tank was discussed.
 - It was decided to reconsider this issue.

Financial Review, Treasurer, - Hiram Champlin

Overview of March 2023 Financials:

• Operating Cash accounts	\$236,552
• Reserve Fund Balance	\$2,107,227
	Total \$2,343,779
• Liabilities	\$188,632
• Operating Revenue	\$282,303
• Operating Revenue YTD	\$1,138,847
• Operating Net income (Loss)	\$41,000
• Operating Net Income (Loss) YTD	\$76,863



- Special Assessment Collected YTD \$521,979

Report from General Manager — Kevin Hofmann

- a. Service Level Improvements – Back to Basics training in progress.
- b. Fitness Center Water Leak – Aztec company will be finishing the base board repair.
- c. Security Camera Update - 3 bids were acquired to replace the whole camera system. 4th bid is in progress and once received a recommendation will be brought to the BOD. Project should start by the end of June.
- d. Painting projects – Front door and pool area gates were painted and touch up painting will be continued throughout the building.

Old Business:

New Business:

Landscaping Committee Report – Bob Phillips

Phase One:

Selection of a Landscaping Company

- Six landscaping companies were interviewed and narrowed down to 3 companies.
 - The BOD and the Committee members will be meeting soon to award a contract to one of the remaining 3 candidates.

Phase Two:

Enhancements

- In coordination with John Armstrong – Landscape Architect recommendations will be made.

Phase Three:

- In coordination with John Armstrong – Landscape Architect recommendations will be put into a biddable construction document.

- Mr. Munn inquired about the cost of this project.
- Mrs. Villareal inquired if another Special assessment will be needed to cover the cost of this project.

Social Committee Report – Renie Randall

Summary of Events:

- Three events YTD and all were well attended. The spring social event was a great success 52 RSVP-ed and was attended by 62 homeowners.
- Whiskey Club - **11** Members and meets once a month.
- Yoga Class – The Vendome had offered 12 weeks of yoga classes. Will resume in the fall with attendees paying to attend.

Upcoming Events:

- Wine Tasting #2 – Planned for this fall.
- Holiday Party – Planned for the middle of December.

Meeting Adjourned at 6:16PM

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Suzanne Kriscunas
Board Member Signature

SUZANNE KRISCKUNAS, PRESIDENT
Print Name and Position

7/13/2023
Date

**3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Tuesday, September 26th, 2023
11:00AM**

The Vendome HOA meeting was called to order at 11:05 AM.

Roll Call:

- Suzanne Kriscunas - President
- Hiram Champlin – Treasurer
- Alan Golman - Secretary
- Bob Phillips – Director
- Barksdale McKay – Director

Board Members Absent: All members present.

Homeowners in Attendance: 9

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: All members approved.

Presidents Report – Suzanne Kriscunas:

- Motion to approve the July 13th, Board of Directors Minutes.
 - Motion was made and approved unanimously.

Bob Phillips – Landscaping Committee Update

- Krause Landscaping – Tree trimming Phase 2
 - Reviewed Krause landscaping proposal
 - Discussed adding \$7K – \$8K a year to each year’s budget for tree trimming so that it is done on a regular basis going forward.
 - Discussed John Armstrong’s recommendation that the drip irrigation, tree trimming, and removal be done as soon as possible to ensure planting can commence by early January.
 - Landscaping renovation costs will need to be reimbursed by special assessment at some point in the future.
- Mr. Phillips. made a motion to approve John Armstrong’s proposal for drip irrigation, tree pruning and removal. Mr. Golman. 2nd
 - 5 Board Members Approved

Suzanne Kriscunas – Social Committee Update – By Renie Randall

- Fall Yoga – Resident Paid Activity
- Fall Event Schedule
 - Wine Tasting – October 17th
 - Holiday Dinner – December 5th
- Social Budget 2024
 - The committee recommended an additional \$7K be added to the social committee budget for 2024 to provide for inflation and 1-2 additional events.

Financial Review, Treasurer, - Hiram Champlin

Overview of August 2023 Financials:

- | | |
|---------------------------|--------------------|
| • Operating Cash accounts | \$219,461 |
| • Reserve Fund Balance | \$2,534,618 |
| • Total | \$2,754,079 |
| • Liabilities | \$253,088 |

• Operating Revenue	\$255,785
• Operating Revenue YTD	\$1,975,928
• Operating Net income (Loss)	\$11,105
• Operating Net Income (Loss) YTD	\$54,122
• Special Assessment Collected YTD	\$745,724

Report from Interim General Manager – David Quins

- Staffing Update
 - We are currently looking for one valet attendant.
- EV Charging Station
 - Humm Energy previously had a presentation in front of the board.
 - We have one more converter left for charging.
 - David will reach out to Dallas Electric to see if we can install more outlets.
- Garage LED Conversion
 - Mr. Champlin moved to tentatively approve Zubras electric garage bid with approval of the LED Lumens testing first. Ms. Kriscunas 2nd
 - 5 Board Members Approved
- Security Camera Update
 - 3 proposals were presented to the BOD –
 - Mr. Champlin moved to engage Bill Nolan to oversee vendor selection and implementation for security camera upgrade at \$100/hr. Ms. Kriscunas 2nd.
 - 5 Board Members Approved
- Cleaning of main corridor carpet
 - Annual bid was presented by Fiber Seal
 - All the main corridors plus spot treatment on the stairs are included.
 - The manufacturer sent Fiber Seals as a recommendation.
 - Mr. Champlin questioned why our carpet cleaning machine is broken and hasn't been fixed.
 - Mr. Champlin. asked to see the recommendation from the manufacturer.

Old Business:

- House Committee formation – not moving forward currently.
- Gas grills and line installations
 - Grills are 7 years old.
 - Ignitor fails often.
 - Propane timers were recently added on both.
 - Incorrect burners
- Mr. Golman. made a motion to purchase 2 new grills. Ms. Kriscunas 2nd
 - 4 Board Members approved.

New Business:

- Annual Meeting Date 11/8/2023
- Mr. Baier inquired about why we waited for the tree trimming and why we are spending so much money on the landscaping.
 - Due to the sewer issue, the February freeze, and the extended summer heat, the landscaping has suffered over the past 3 years. Also, the lack of service and communication from Southern Botanical contributed to the poor condition of the landscaping. With the Landscaping committee, our new landscaping company, Krause, and John Armstrong's

assistance we expect a much-improved overall look and health of the landscaping.

- Mrs. Villareal inquired if another Special assessment will be needed to cover the cost of this project.
 - One may be required in the future to cover the cost, but the timing and amount are unknown at this time.

Meeting Adjourned at 12:46PM



THE VENDÔME

3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Monday, April 24th, 2023
5:30PM

The Vendome HOA meeting was called to order at 5:30PM.

Roll Call:

- Suzanne Kriscunas - President
- Hiram Champlin - Treasurer
- Alan Golman - Secretary
- Bob Phillips - Director
- Barksdale McKay - Director

Board Members Absent: All members present.

Also in Attendance:

Justin Lahue - Regional Director Highrise Division

Demarcus Harris - Regional Director Highrise Division

Rodney Rippenhoff - Regional Director Facility Management

Homeowners in Attendance: 17

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: Approved unanimously.

Presidents Report - Suzanne Kriscunas:

- Motion to approve the February 23rd, Board of Directors Minutes. Motion was made and approved unanimously.
- Introduction of the Social and Landscaping Committee Charters and Members.
 - Motion to Approve The Social and Landscaping Charter Resolutions was made and approved unanimously.
 - Motion to appoint the Social Committee Members - approved unanimously by the BOD.
 - Appointed Members:
 - Jeanne Milligan
 - Renie Randall
 - Suzanne Kriscunas
 - Motion to appoint the Landscaping Committee Members - approved unanimously by the BOD.
 - Appointed Members:
 - Ann Strawn
 - Ana Lemus
 - Ann Wilson
 - Bob Phillips


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Financial Review, Treasurer, - Hiram Champlin

Overview of March 2023 Financials:

• Operating Cash accounts	\$229,458
• Reserve Fund Balance	\$1,848,252
	Total \$2,077,711
• Liabilities	\$188,632
• Operating Revenue	\$292,257
• Operating Revenue YTD	\$856,544
• Operating Net income (Loss)	\$45,113
• Operating Net Income (Loss) YTD	\$57,285
• Special Assessment Collected YTD	\$285,413

Report from General Manager — Kevin Hofmann

- a. Elevator Surge Protector -Installed in all elevators.
- b. Coil Cleaning Project - Completed
- c. Chiller Cleaning – Chillers annual service was completed.
- d. Socials – Next Pool Social is planned for May 23rd, 2023.
- e. Yoga Classes – Extended through May 23rd, 2023. Will resume after summer break.
- f. Landscape Color Installation
- g. Service Level Improvements
- h. Staff Update

Old Business

- **Completion of the D-Tower Enhancements**
 - All personal items displayed on each floor of the D-Tower will need to be removed. Management will send out a reminder.

New Business

- Activities of the Landscaping Committee and the Boards considerations forward.
 - The BOD and the Committee members met with different Landscaping Companies.
 - Suggestions from John Armstrong, the original Landscape designer were sought.
- Rodney Riepenhoff (Director of Facility Management Texas Highrise) Property Assessment Report
 - Completed Building Inspection. Building scored a 93 out of 100.
 - Completed Reserve Study Audit
 - Two condensers need replacement as per the Reserve Study.
 - Chillers were stress tested and performed well.
 - David Shorter completed Facility Records Keeping training.

Meeting Adjourned at 5:51PM

5/25/2023

Dated


Board of Director Signature



THE VENDÔME

3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Thursday, February 23rd, 2023
10:00AM

The Vendome HOA meeting was called to order at 10:00AM.

Roll Call:

- Suzanne Kriscunas - President
- Hiram Champlin – Treasurer (present via zoom call)
- Alan Golman - Secretary
- Bob Phillips – Director
- Barksdale McKay – Director (present via zoom call)

Board Members Absent: All members present.

Homeowners in Attendance: 21

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: Approved unanimously.

Approval of Sept. 19th, 2022, BOD Meeting Minutes:

- Motion was made and unanimously approved by the BOD.

President Report – Suzanne Kriscunas:

Ratifications:

- The Board of Directors unanimously agreed via the Annual meeting held on October 27', 2022, to institute a \$980,000.00 Special Assessment for the 2023 calendar year. The Board of Directors also unanimously agreed to increase the 2023 HOA monthly fees 6% for each unit.
- The Board of Directors unanimously agreed via the Executive Session held on September 19th, 2022 to establish a Landscaping and Social Committee to assist the General Manager with projects and events.
- The Board of Directors unanimously agreed during a working session held on December 16th, 2022, that the exhaust stack for the emergency generator will remain in its present location and will not be relocated.

- Unit 10F and Unit 10G Patio Divider Project. Motion was made by Alan Golman and approved unanimously by BOD.

Financial Review, Treasurer, - Hiram Champlin

Overview of December 2022 End of Year Financials:

- | | |
|---------------------------|-------------------|
| • Operating Cash accounts | \$237,658 |
| • Reserve Fund Balance | \$1,490,648 |
| | Total \$1,728,306 |
| • Liabilities | \$238,664 |


THE VENDÔME

- | | |
|---------------------------------|-----------|
| • Operating Revenue | \$238,827 |
| • Operating Net income Loss YTD | \$94,928 |

Overview of January 2023 Financials:

- | | |
|---------------------------------|-------------------|
| • Operating Cash accounts | \$471,036 |
| • Reserve Fund Balance | \$1,520,797 |
| | Total \$1,991,833 |
| • Liabilities | \$230,871 |
| • Operating Revenue | \$542,551 |
| • Operating Net income Loss YTD | \$(8,090) |

Report from General Manager — Kevin Hofmann

- a. Lobby Carpet Installation - Completed
- b. D-Tower Enhancement and LED Project - Completed
- c. Service Elevator Carpet Replacement - Completed
- d. Elevator Inventory Parts – Ongoing, parts ordered quarterly.
- e. Window Cleaning - Completed
- f. Chiller Cleaning - Upcoming
- g. Socials — 2022 Holiday Dinner, Super Bowl, and Wine tasting
 - Wine tasting scheduled for March 1st , 2023
- h. Yoga Classes – Starting on March 2nd and will last 6 weeks.
- i. Staff Update

Old Business

- **Unit Remodeling** – Owners need to contact management before start of an unit remodel.

Owner Questions and Comments:

- 9A - Mr. Munn inquired about parking garage light bulbs change to LED and its cost. Also inquired about Special Assessment planned use for the fund collected.
- 6C – Mrs. Silverman inquired about adding furniture to the main corridor of the building.
- 20F – Mr. Adler presented a list of questions to the BOD pertaining to long term planning and maintenance items.
- 9A - Mr. Munn requested to go over some questions that was presented to the BOD by Mr. Adler. It was decided by the BOD that in the interest of all the Residents the BOD will review the questions first and send out a written response to all the residents.
- 2F/G & 14E- Inquired about personnel changes and staff shortage.
- 15E – Mrs. Milligan commented that appropriate Concierge staff is needed.

Meeting Adjourned at 11:54AM

4/24/2023
Dated _____


Board Representative

**3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Monday December 4th, 2023
2:00pm**

The Vendome HOA meeting was called to order at 2:04 PM.

Roll Call:

- Suzanne Kriscunas - President
- Alan Golman – Treasurer
- Bob Phillips - Secretary
- Julia Elam – Director
- Barksdale McKay – Director

Board Members Absent: All members present.

Homeowners in Attendance: 37

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: All members approved.

Presidents Report – Suzanne Kriscunas:

- Motion to approve the September 26th 2023, Board of Directors Minutes.
 - Motion was made and approved unanimously.

Suzanne Kriscunas – Social Committee Update

- Thank you to everyone who participated in Yoga.
- Reminder of the Holiday Dinner tomorrow.

Alan Golman - Financial Review, Treasurer

Overview of November Financials:

- | | |
|------------------------------------|----------------------------|
| • Operating Cash accounts | \$183,236 |
| • Reserve Fund Balance | \$2,874,193 |
| | • Total \$3,057,429 |
| • Liabilities | \$252,729 |
| • Operating Revenue | \$276,519 |
| • Operating Revenue YTD | \$4,081,333 |
| • Operating Net income (Loss) | \$6,732 |
| • Operating Net Income (Loss) YTD | \$30,572 |
| • Special Assessment Collected YTD | \$973,237 |

Carl Hedrick – Manager Report

- Staffing Update
 - Fully staffed and – there will be some overlap and overtime with PTO and vacation time to use.
- Building Key Link System
 - \$11K for system and installation
 - Will help benefit the security of the building and resident units.
 - Motion to approve Key Link System – Suzanne
 - Approved unanimously.
- LED garage lighting update
 - Deposit has been made. We are currently waiting for all parts to arrive and then we will work on scheduling for the project.
- Security Camera Update

- Deposit has been made. We are currently waiting for all parts to arrive and then we will work on scheduling for the project.
- Cleaning of main corridor carpet
 - Fiber Seals has completed phase one of carpet cleaning. Lobby area carpet will be done 12/08
- BBQ Grills
 - Grills are working great. David has placed the “how to use” signage in the grills and we had another BBQ tech come to assure the grills can get above 300 degrees.
- Unit 3A, 4A and 5A window leak repair
 - David Shorter has scheduled Binswanger to inspect all A tier windows for leak repair. He will update the residents as the project is in the works.
- Building Window Cleaning
 - Window cleaning has been completed.
- We understand that the top of the Penthouse windows have not been cleaned due to the safety and security of A&W’s staff. This will be in the works for the next scheduled window cleaning.

Old Business:

- EV Charging Station and EV options.
 - There were 3 bids presented to the Board prior to the meeting.
 - David Shorter suggested adding another electrical panel.
 - Dallas Electric’s proposal was around \$16,000 for parts and installation.
 - Motion moved to approve Dallas Electric’s Panel installation for charging by Suzanne.
 - Motion approved unanimously.
- Bob Phillips – Landscaping Committee Update.
 - Nick & Tim from Krause had a very detailed presentation.
 - Tree removal was not their call – this was a decision by the landscaping architect and arborist John Armstrong
 - They reviewed each side of the building and the landscape enhancements they proposed.
 - Over 40,000 plants will be installed along with improved soil and irrigation.
 - They stressed the importance of trimming the magnolia trees in the pool area to enhance their future growth.
 - They discussed the cost, labor, and timeline of this project. The cost of their proposal is \$328,143.73 and they hoped to complete the installation this spring.
 - The Board discussed the proposal and the fact that the project would most likely be paid for with a future special assessment.
 - Motion to approve moving forward with the approval made by Bob Phillips.
 - Motion approved unanimously.
 - Tree Replacement
 - Around \$20K for 2 20’ magnolia trees to be installed.
 - Replacement will be able to reach up to 30ft.
 - Bigger trees will cost a lot more money to transport and install.
 - Also want to get a tree that matches the aesthetic of the Vendome landscape.
 - The Board asked Krause to further investigate options. The Board did not make a decision and the topic will be tabled until the next meeting.

New Business:

- Guest Suite Rental Rate Increase – Suzanne
 - Proposed a \$25 increase for guest suites and a \$50 increase on Holidays.
 - Added cancellation and no-show fees.
 - One suite per resident on Holidays
 - A suggestion was made to prohibit reservations being made more than 6 months in advance and the Board agreed.
 - Motion to approve Suite Rental Rate Increase – with updated pricing and rules from David Quins by Alan Golman
 - Motion approved unanimously.
- Resident Survey Update – Carl Hedrick
 - Carl Hedrick and Julia Elam will be working together on creating a survey for feedback from the residents.

Resident Questions:

- Will the dog walking area be redone with the landscaping?
 - There will be minor changes and tree pruning around the side, but nothing will be added to the dog run grounds.
- Will we be adding more greenery to the top of the wall for protection/security of the building?
 - There was discussion about adding more greenery to the exterior walls of the building, which would enhance security and privacy for the building.
- Will we be adding flowers to the garage wall and or the Lemmon Ave. wall?
 - Yes, there will be additional jasmine and greenery added to those areas.
- Is there anyway we can have extra training for staff (new hires).
 - Yes, we will be revamping the training plan for new hires to make sure they are properly onboarded and trained.
- House committee – is this still on hold until further notice.
 - Yes, this committee is still on hold.
- Are homeowners allowed to see / review the budget for next year.
 - Yes, they are more than welcome to stop by the management office and collect a financial packet and review the financials for the month.
- There is a leak in the garage on P2 that continues to leak on resident cars.
 - David Shorter has already been in contact with the technician to get a proposal and a quote for the garage repair for the leak.

Meeting Adjourned at 4:34PM

**3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Monday January 22nd, 2024
2:00pm**

The Vendome HOA meeting was called to order at 2:02 PM.

Roll Call:

- Suzanne Kriscunas - President
- Alan Golman – Treasurer
- Bob Phillips - Secretary
- Julia Elam – Director
- Barksdale McKay – Director via Zoom

Board Members Absent: All members present.

Homeowners in Attendance: 23

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: All members approved.

Presidents Report – Suzanne Kriscunas:

- Alan G. motioned to approve the December 4th 2023, Board of Directors Minutes.
 - Motion was made and approved unanimously.

Suzanne Kriscunas – Social Committee Update

- Announces some of the upcoming events.
 - Super Bowl Party
 - Solar Eclipse watch party on April 8th.
 - Spring Pool Party
 - Wine Social
 - Holiday Party

Alan Golman - Financial Review, Treasurer

Overview of December 2023 Financials:

- | | |
|------------------------------------|----------------------------|
| • Operating Cash accounts | \$246,479 |
| • Reserve Fund Balance | \$2,654,620 |
| | • Total \$2,901,096 |
| • Liabilities | \$302,334 |
| • Operating Revenue | \$269,105 |
| • Operating Revenue YTD | \$4,336,145 |
| • Operating Net income (Loss) | \$48,961 |
| • Operating Net Income (Loss) YTD | \$3,003 |
| • Special Assessment Collected YTD | \$973,237 |

Carl Hedrick – Manager Report

- Staffing Update -
 - Fully staffed and – there will be some overlap and overtime with PTO and vacation time to use.
 - We are also doing additional training and course completions with FirstService University.
- Building Key Link System -
 - Software has arrived.

- Once the camera installation is complete, we will be updating everyone's accurate information for a smooth transition.
- LED garage lighting update –
 - LED Lighting has been completed.
- Security Camera Update
 - Deposit has been made. We are currently waiting for all parts to arrive and then we will work on scheduling for the project.
- EV panel update -
 - Dallas Electric is waiting for the final part to begin the installation of the second panel.
- Dumpster/trash chute update -
 - Dumpster will be replaced (allocated in our contract with Champion Waste)
 - Smell system – Odor eliminator.
 - \$400 per month includes all trash rooms and a large odor eliminator kit.
 - Motion to approve by Suzanne.
 - Motion approved unanimously.
- Garage Leak Update –
 - The leak has been repaired.

Old Business:

- Resident Survey
 - This was just a test run to see the effectiveness of using Survey Monkey as the platform.
 - Some residents didn't receive the email with the link. There were printed copies available as well.
 - A few suggestions were made to improve the next survey for the building.
 - The Board appreciated all residents who took time to complete the survey.
 - The Board is reviewing all comments and suggestions.

Bob Phillips – Landscaping Project

- All new landscaping materials have arrived.
- We are currently at 35% of completion.
- Tree Replacement
 - A vote was taken and replacement of the tree was won by a vote of 3 against 2.
 - \$12K for magnolia replacement tree
 - In the price range we were considering, larger trees are not as affordable.
 - Fastest delivery time compared to other trees.
 - A magnolia is evergreen and can grow to a significant height.

New Business:

- Perimeter wall ironwork and landscape to enhance security along Lemmon Ave.
 - Krause quote for Holly's surroundings the property - \$48,000.
 - Ironwork quote is \$38,000.
 - We will revisit with additional options.
 - Krause also provided a quote for \$2,400 to update the flowering vines near the garage entrance.
 - The Board agreed that any of this additional work will be paid for out of the Reserve funds and subsequently reimbursed through a special assessment.

Meeting Adjourned at 4:34PM

Resident Questions/ Comments:

- Have we considered getting a tree replacement bid from another company other than Krause?
- The live oak next to the tree that was removed is now leaning. Are we planning on adding cabling or wires to straighten the tree?
- When will we be doing another survey?
- The Vendome Management needs to work on communication to the residents.
- House committee – is this still on hold until further notice.

**3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Thursday March 14th, 2024
2:00pm**

The Vendome HOA meeting was called to order at 2:01 PM.

Roll Call:

- Suzanne Kriscunas – President – Via Zoom
- Alan Golman – Treasurer
- Julia Elam – Director
- Barksdale McKay

Board Members Absent: Bob Phillips

Homeowners in Attendance: 14

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: All members approved.

Presidents Report – Suzanne Kriscunas:

- Barksdale McKay motioned to approve the January 22nd, 2023, Board of Directors Minutes.
 - Motion was made and approved unanimously.

Suzanne Kriscunas – Social Committee Update

- Announces some of the upcoming events.
 - Solar Eclipse watch party on April 8th 12pm – 3pm.
 - Cocktail Reception – Lyda Hill Office April 22nd.
 - Spring Pool Party – May 22nd
 - Super Bowl Party – 34 attendees with a total cost of \$1,733.00

Alan Golman - Financial Review, Treasurer

Overview of January 2024 Financials:

• Operating Cash accounts	\$209,166
• Reserve Fund Balance	\$2,692,184
	• Total \$2,901,350
• Liabilities	\$327,222
• Operating Revenue	\$306,777
• Operating Revenue YTD	\$3,568,187
• Operating Net income (Loss)	(\$39,111)
• Operating Net Income (Loss) YTD	\$6,109

David Quins – Manager Report / Demarcus Harris

- Staffing Update -
 - Temp Housekeeper to fill in for vacation time.
 - Valet opening – Daniel has decided to continue his schooling full time.
- Building Key Link System -
 - Software has arrived.
 - Once the camera installation is complete, we will be updating everyone’s accurate information for a smooth transition.
- Security Camera Update
 - 32 Cameras have been installed.
 - We have updated the camera software system.

- Front desk team have been trained.
- We also have camera access on the management computers.
- EV panel update -
 - Installed 12 new outlets to the new panel.
 - The Board has approved \$30 a month or \$360 for the year for EV charging usage instead of calculating milage.
 - We will still be collecting \$550 for the EV charging installation.
- Insurance Renewal -
 - We have a meeting today with our insurance provider and we are already expecting a significant increase.
- New Magnolia -
 - David Quins wanted to personally thank the residents for their patience with the instillation of the new Magnolia. We are pleased to see the transition went well.

Old Business:

- Perimeter wall ironwork and landscape to enhance security along Lemmon Ave.
 - The management team is still getting quotes and proposals for the project.

Bob Phillips – Landscaping Project

- Bob Phillips was not in attendance, but there was a discussion on the new Magnolia Tree installation and the special assessment for covering the Landscaping Project in the works.

New Business:

- Vendome By-Laws Updates and Changes
 - To be reviewed by legal counsel.

Meeting Adjourned at 2:47 PM.

Resident Questions/ Comments:

- Why are we losing employees (management) to promotions through FirstService?
- When are we expecting the next survey?
- Can we redirect the sprinklers next to the exit door by the gym so it will not flood the entrance way?



**3505 Turtle Creek Blvd.
Dallas, TX 75219
Board Meeting Minutes
Thursday, July 13th, 2023
5:00PM**

The Vendome HOA meeting was called to order at 5:02PM.

Roll Call:

- Suzanne Kriscunas - President
- Hiram Champlin – Treasurer
- Alan Golman - Secretary
- Bob Phillips – Director
- Barksdale McKay – Director

Board Members Absent: All members present.

Homeowners in Attendance: 6

Confirmation of Quorum: Quorum requirement was met.

Meeting Agenda: All members approved.

Presidents Report – Suzanne Kriscunas:

- Motion to approve May 25th, Board of Directors Minutes. Motion was made and approved unanimously.
- Motion to approve Landscaping proposal with Krause Landscaping– Motion was made and approved unanimously.
- Motion to approve AGM Position – Motion was made and approved unanimously.

Bob Phillips – Landscaping Committee

- This has been in the works on getting a new Landscaping vendor for a while.
- The bad weather and sewage issues were the biggest concerns.
- Interviews 6 different companies and narrowed it down to the top 3.
- Krause Landscaping started in the first week of July and we are already seeing a change.
- Krause will have an account manager on property for each visit.
- John Armstrong, the original landscaping architect, will also be assisting with the landscaping improvements.
- Armstrong has already provided and tree trimer and draining specialist to assist the property.
- We are asking residents to be patient because we won't see the dramatic transformation until about September due to a very hot summer.

Financial Review, Treasurer, - Hiram Champlin

Overview of May 2023 Financials:

• Operating Cash accounts	\$331,460
• Reserve Fund Balance	\$2,172,054
• Liabilities	\$381,254
• Operating Revenue	\$288,196
• Operating Revenue YTD	\$1,138,847
• Operating Net income (Loss)	\$9,000
• Operating Net Income (Loss) YTD	\$65,462
• Special Assessment Collected YTD	\$561,083
• Total Cash	\$2,503,514



Report from General Manager — Kevin Hofmann

- We will present a proposal for the LED garage lighting and security camera installation next week.
- Welcome of the new staff members (Jesse Vargas and Yai Wubshet)
- Welcome of the new Assistant General Manager (David Quins)
- A project report will be sent out on Friday.

Social Committee Report – Nothing to report.

Old Business:

New Business:

Meeting Adjourned at 5:25PM

Date

Board of Director