

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
Annual Mtg. - 03/18/02 7:00PM

Attendees:

Board:

Bradley, Andrew	1006 Mondavi Pl	Kirley, Susan	1009 Napa Pl
Dunham, Jim	1000 W St Julian Pl	Neher, Rick	CARE Realty (Mgmt Agent)
Fredenburg, Cathy	1003 Beringer Pl	Williams, Tim	1004 Napa Pl

Homeowners

Adams, Robert	1000 E St Helena Pl	Paterno, Tony	1005 W St Julian Pl
Ahlers, Kem	1007 Mondavi Pl	Shore, Steve	1004 W St Julian Pl
Erickson, Nancy	1005 W St Julian Pl	Smith, Wayne	1007 E St Julian Pl
Hines, Kim	1010 E St Helena Pl	Steffen, Chris	1005 Mondavi Pl
Johnson, Lori	1006 E St Helena Pl	Suite, Linda	1009 E St Julian Pl
		Wyatt, Marlene	1004 Mondavi Pl

1. Call to Order - Jim Dunham about 7:05 PM

A. Introductions

- Board Members and Real Estate manager introduced themselves (6)
- Remaining homeowner attendees introduced themselves (11)

2. Minutes - Alterations/Approvals - Jim Dunham

- Request for motion to waive the reading of the minutes made and seconded. Minutes from 2001 Annual Meeting approved.

3. Financial and Management Report - Rick Neher, VGHOA Managing Agent

- Brief review of the reserve account given. Question regarding insurance coverage also discussed
- CARE real estate management contract renewed
- Triangle Pool maintenance contract in effect for the next year

4. Committee Reports

A. Architecture

- Old Business - Jim Dunham 2001 Review
 - Reviewed the role of the Architecture Committee
 - Reviewed number of changes submitted and approved by change type
- New Business

B. Maintenance

- Old Business - Susan Kirley 2001 Review
 - Day lilies planted and nandina repositioned in front of picnic pavilion
 - Bulbs, forsythia, cherry tree planted along Beringer Pl
 - Visual clearance on corner of Beringer addressed by removing holly bush and pampas grass
- New Business
 - Plan to add red bud, dogwood, etc bushes/trees in the wooded area of the common area.
 - Cyclone slide needs repaired near the mounting post, tubular slide cracked. Several homeowners volunteered to look into.
 - Tire swing not operating as designed. Several homeowners volunteered to look into.
 - Overall condition of the play set discussed.
 - Volunteer day scheduled for April 13, 9:00 AM.

C. Social

- Old Business - Cathy Fredenburg 2001 Review
 - 2001 Easter Egg Hunt held 4/14/01 43 children attended finding over 500 eggs
 - 2001 VGHOA sponsored Garage Sale held 05/12/01. Thanks to the Hazi's for placing signs.
 - 2001 Halloween Festival held 10/27/01 45 children, 40 adults attended and consumed 12 pizzas and plenty of soda. Games and crafts were provided with the help of 8-10 very helpful middle school aged neighborhood helpers!!

05/13/02
10:35 AM

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- Provided refreshments at volunteer work events.
- New Business
 - 2002 Easter Egg Hunt scheduled for 03/30/02
 - 2002 garage scheduled for 05/11/02. Contact Cathy Fredenburg if interested in participating and/or helping.
 - Interest expressed in having a Vintage Grove block party.
 - See Cathy Fredenburg if you any social activity ideas and/or wish to assist.

D. Pool

- Old Business - Andrew Bradley 2001 Review
 - Additional lounge chairs (2), table and umbrella stand purchased
 - Lounge chairs (5) and regular chairs (2) re-strapped
 - Gravel on Old Raleigh Rd side deck replaced, edging and weed block installed.
 - New chlorine pump installed
 - Several deck boards turned over on wooden deck have improved condition of wooden deck.
 - Three chlorine/pH tests per day routine as required by Wake County was implemented by having homeowners perform two per day. Thanks to Cathy Fredenburg, Lisa Dunham and Susan Kirley
 - Equipment room door replaced. Retaining wall stabilized
 - Satisfaction with Triangle Pool company has been low
- New Business
 - Complete gravel work
 - Paint restrooms
 - Replace/turnover remaining deck boards
 - Purchase additional furniture
 - Install gutter over equipment room door.
 - Steps in shallow end reported to be slippery. First annual acid wash performed since painting the pool should reduce the slipperiness.
 - First aid kit again requested for pool. Not being able to adequately maintain the supplies cited as making that infeasible. Suggestion made to provide a supply of band aids. Same issue cited for why this is not feasible. Band aids are not allowed in the pool also cited. Suggestion made that when coming to the pool, homeowners should include band aids and/or firstaid kit in their pool bag.

E. Newsletter

- Old Business
 - VGHOA website announced
- New Business
 - Merits of a regularly scheduled, full fledged newsletter vs. distributing flyers on an as needed basis supplemented with the availability of the website were discussed. Considering no one is willing to do the former and the latter is already in place, the flyer/website is going to be continued.

5. Miscellaneous

- Old Business
 - Use of common area by non-Vintage Grove residents addressed by letter sent to Surrey Meadows homeowners' association.
- New Business
 - Issue of cut through via Vintage Grove vs. Surrey Meadows raised. Lori Johnson interested in gathering a support group to investigate.
 - Issue of dogs left unattended and creating a barking nuisance raised. Consensus was that this was not a homeowners' association's issue but neighbor to neighbor issue. The Apex Police may also be used as a resource since this is within their jurisdiction. Agreed that this discussion and a mention in the next flyer would serve to let people know the issue exists.

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6. New Board Member(s) Election

- Tony Paterno elected to board of directors to replace outgoing member Jim Dunham.

7. Adjournment - Jim Dunham at about 8:30 PM

8. Position Appointments (as agreed to by Board of Directors)

President: Tony Paterno
Vice President: Cathy Fredenburg
Treasurer: Tim Williams
Secretary: Andrew Bradley
Member at large: Susan Kirley