

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
Annual Mtg. - 03/31/03 7:00PM

Attendees:

Board:

Bradley, Andrew	1006 Mondavi Pl	Neher, Rick	CARE Realty
Fredenburg, Cathy	1003 Beringer Pl	Paterno, Tony	1005 W St Julian
Kirley, Susan	1009 Napa Pl	Williams, Tim	1004 Napa Pl

Homeowners

Adams, Dolores	1001 Inlgenook	Porter, Robert	1007 W St. Julian Pl
Ahlers, Kem	1007 Mondavi Pl	Register, Gary	1010 Beringer Pl
Diener, Karla	1012 E St Helena Pl	Scerri, Ray	1005 Inlgenook Pl
Dunham, Lisa	1000 W St. Julian Pl	Smith, Wayne	1007 E St. Julian
Erickson, Nancy	1005 W St. Julian Pl	Steffen, Chris	1006 Mondavi Pl
Grieb, Ron	1006 Napa Pl	Suite, Kevin	1009 E St. Julian Pl
Hazi, Jerry	1003 Senoma Pl	Tavolacci, Debbie	1003 E St Julian Pl
Hight, Bob	1005 Napa Pl	Warren, Lora	1008 W St. Julian
Johnson, Lori	1006 E St Helena Pl	Wormald, Ruth	1002 Inlgenook Pl
Lanuti, Deborah	1003 W St. Julian Pl	Wyatt, Marlene	1004 Mondavi Pl

1. Call to Order - Tony Paterno about 7:05 PM

A. Introductions

- Moment of silence observed to recognize US personnel involved in the activity in Iraq and elsewhere abroad and the hope for their safe and speedy return home.
- Board Members and Real Estate manager introduced themselves (6)
- Remaining homeowner attendees introduced themselves (20)

2. Minutes - Alterations/Approvals - Tony Paterno

- Request for motion to waive the reading of the minutes made and seconded. Minutes from 2002 Annual Meeting approved.

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

- Rick Neher reviewed VGHOA financial position
 - \$10 K in checking, \$22K in CDs, liabilities reasonably well covered
 - Homeowners' assessments holding steady due to expense control.
 - Question regarding pool house roof repair and other reserve account covered items discussed.
- Rick Neher recognized contributions made by outgoing board members Cathy Fredenburg and Andrew Bradley.

4. Committee Reports

A. Architecture

- Old Business - Tony Paterno 2002 Review
 - Reviewed the role of the Architecture Committee.
 - Referenced online change forms and specifications and covenants.
- New Business

B. Maintenance

- Old Business - Susan Kirley 2002 Review
 - Picnic pavilion painted.
 - Irrigation system re-activated heads and zones identified.
 - Garbage receptacles repaired, two painted.
 - Cyclone slide repaired.
 - Front entrance decorated for holidays.
- New Business
 - Paint last garbage receptacle.
 - Contractor to add irrigation zone along Vintage Grove Ln.

04/12/03
10:05 AM

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- Replenish playground sand.
- Build drainage area at end of basketball court.
- Apply weed and feed to common area turf.
- Groundskeeper to replenish pine straw.
- Day lilies outside pool fence to be split/transplanted.
- Painting of swing set suggested.
- Tube slide needs repair.
- Weed control in drainage ditch behind pool suggested.
- Volunteer day scheduled for April 26, 9:00 AM, contact Susan Kirley 363-7769.

C. Social

- Old Business - Cathy Fredenburg 2002 Review
 - 2002 Easter Egg Hunt held 03/30/02 39 children attended finding over 500 eggs, many games.
 - 2002 VGHOA sponsored Garage Sale held 05/11/02. 20-25 homeowners' participated. Thanks to the Hazi's for posting signs.
 - VG Luau pig Pickin' 09/07/02 attended by over 175 people, about 50 households represented. There were games, clown and pool activity. Great opportunity for neighbors to get to reacquaint themselves with one another.
 - Provided refreshments at volunteer work events.
- New Business
 - 2003 Easter Egg Hunt scheduled for 04/19/03.
 - 2003 garage scheduled for 05/17/02. Contact Cathy Fredenburg if interested in participating and/or helping.
 - VG block party planned for end of summer this year. Inflatable play apparatus suggested as a children's attraction option.
 - Having activities, events for pre-teens (10-14 years old) suggested.
 - See Cathy Fredenburg if you any social activity ideas and/or wish to assist.

D. Pool

- Old Business - Andrew Bradley 2002 Review
 - Additional lounge chairs (5), cloth umbrellas (4) and "spare" chairs (8) purchased.
 - Gravel on Beringer Pl side deck replaced, edging and weed block installed.
 - Pool house painted.
 - Walkway from parking lot to pool service entrance built.
 - Interior of restrooms painted and theme decorated by Susan Kirley.
 - Wooden deck stained
 - Satisfaction with Triangle Pool remained low, switched to new company, New South Pool. (Please note that company name has changed to J Chase Pool Management)
 - Three chlorine/pH tests per day routine as required by Wake County continued by having homeowners perform two per day. Thanks to Cathy Fredenburg, Lisa Dunham and Susan Kirley.
 - J Chase Pool (formerly know as New South Pool) to perform all three tests per day for 2003.
 - Equipment room door replaced again, at (former) pool company's expense.
 - Main gate lock replaced, new key required.
- New Business
 - Distribute new main gate keys to homeowners. Keys will be provided to all meeting attendees upon meeting adjournment. Non-attendees should contact Andrew Bradley at 303-1841 to receive their key.
 - Pump manifold valves to be replaced.
 - Domestic water in equipment room needs re-plumbed/repared.
 - Review furniture inventory to determine if additional needs to be purchased.
 - Install gutter over equipment room door.
 - Purchase/install mirrors for restrooms. Surplus stores suggested as a source.
 - Question asked re: reserving pool for private parties. Not viable due to the pool being an all homeowner inclusive entitlement.

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- People reaching inside gate to gain pool entry. New lock includes larger plate that should prevent this.
- Motion sensor activated camera/recorder suggested to address unauthorized use of pool.
- Sign prohibiting unauthorized use of pool suggested.
- Thinning of trees in "shady corner" suggested to address debris dropping from trees onto people/furniture.
- Pump valves need replacement.

E. Newsletter

- ❑ Old Business
- ❑ Vintage Grove Communication
 - 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. Cathy Fredenburg agreed to continue providing the flyers on an as needed basis.

5. Miscellaneous

- ❑ Old Business
 - Issue of dogs left unattended and creating a barking nuisance cited again. Consensus remains that this is 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. Not sure whether either of these techniques was used by the complainant. Agreed that this discussion and a mention in the next flyer would serve to let people know the issue exists.
- ❑ New Business
 - "No soliciting" sign requested for VG entrances. Apex sign by-laws to be investigated.
 - Sewer line on Old Raleigh Rd reported to be emitting bothersome noise
 - Children playing in street to street water drainage system. Board considers this unsafe and advises against it.
 - Suggestion made to have minors serve on the board of directors.

6. New Board Member(s) Election

- ❑ Deborah Lanuti and Randy Shaver elected to board of directors to replace outgoing members Cathy Fredenburg and Andrew Bradley.

7. Adjournment - Tony Paterno at about 8:20 PM

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

President: Tony Paterno
Vice President: Randy Shaver
Treasurer: Deborah Lanuti
Secretary: Tim Williams
Member at large: Susan Kirley