

Annual Meeting – Vintage Grove Homeowners Association Inc
Apex Community Center
March 29, 2004 – 8:00pm

Attendees:

Board

Kirley, Susan	1009 Napa Place	Paterno, Tony	1005 W. St. Julian Place
Lanuti, Deborah	1003 W. St. Julian Place	Shaver, Randy	1000 Mondavi Place
Neher, Rick	CARE Realty	Williams, Tim	1004 Napa Place

Homeowners

Ahlers, Kem	1007 Mondavi Place	Horton, Dave	1001 W. St. Julian Place
Bradley, Andrew	1006 Mondavi Place	Johnson, Lori	1006 E. St. Helena Place
Dunham, Jim	1000 W. St. Julian Place	Sizemore, Brian & Samantha	1002 W. St. Helena Place
Erickson, Nancy	1005 W. St. Julian Place	Shore, Steve	1004 W. St. Julian Place
Grieb, Ron	1006 Napa Place	Wyatt, Marlene	1004 Mondavi Place

1. Call to Order – Tony Paterno at 8:00 PM

Introductions

- Board Members & Real Estate manager introduce themselves (6)
- Remaining Homeowner attendees introduce themselves (10)
- Tony Paterno gave a brief overview of the responsibility and duties of the VGHOA Board such as:
 - Protect invest of property in the neighborhood by following architectural change requests procedures
 - Maintain the “common area” (playground, pool, pavilion, etc.)
 - Manage contracts
 - Interact with adjacent neighborhoods, Town of Apex, etc.
 - The VGHOA Board is here to “serve the community” and is a friendly group to be a part of

2. Minutes - Alterations/Approvals

- Request for motion to waive the reading of the minutes made and seconded. Minutes from the 2003 Annual Meeting approved.

3. Financial and Management Report

Rick Neher gave a brief overview of his duties and handed out the Financial report summary

- Reviewed Balance sheet. ~ \$5,000 in checking; \$30,000 in CDs
- Based on a reserve study, we are now only ~ \$1,000 short of anticipated needs. Five years ago, we were ~ \$10,000 short
- Very few delinquencies this past year
- Questions about the recent Dues increase were addressed
 - Reserve was minimal
 - Playground equipment will become obsolete in the future and will be very costly to replace
 - Dissatisfaction with the Lawn Service contractor. New contractor provides a more complete service
 - New pool contract will provide three water tests each day
 - 4-5 Social events each year
 - Lack of volunteers
- There is a need to research the current codes for playground equipment. Grandfather clause how long? Price quotes, etc.

4. Committee Reports

A. Architecture

- Old Business – Tony Paterno 2003 Review
 - Tony summarized the role of the Architectural review process
 - Approximately 1-2 reviews per month
- New Business
 - None.

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B. Maintenance

- Old Business – Susan Kirley 2003 Review
 - Japanese Maple planted in front of pavilion
 - Cannas planted last summer will be divided this spring. We will work with Landscape crew to come up with interesting plantings
 - Pampas grass divided and “spruced up” at corner of VG Lane and Beringer Place
 - Poor turnout at last year’s Volunteer day (only 2-3 people)

- New Business
 - **Volunteer Day is Saturday, April 24th at 9:00 AM (Rain date is May 1st)**
 - New landscape crew is much easier to contact and responds in a timely manner. They have an Arborist !
 - Flower beds will be hand weeded and fertilized
 - Drainage project around Basketball court needs to be addressed again
 - Pampas grass at VG Lane and Beringer Place may become a problem in the future
 - Transplant Azaleas by the pool
 - Enjoy the satisfaction of keeping your neighborhood beautiful while increasing property values

C. Social

- Old Business – Tony Paterno 2003 Review
 - Tony explained that the VG board wants to promote Social events & interaction within the neighborhood
 - 2003 Easter Egg Hunt
 - 2003 VGHOA neighborhood yard sale
 - 2003 VG Luau attended by approximately 140 adults & children (representing ~ 40 households). Moonbounce was a big hit.
 - Special thanks to Cathy Fredenburg for her hard work and dedication to all these social events.

- New Business
 - Easter Egg Hunt is scheduled for April 10th at 10:00 AM
 - Volunteer Day is scheduled for April 24th at 9:00 AM
 - Neighborhood yard sale is scheduled for May 15th
 - VG block party scheduled for summer 2004

D. Pool

- Old Business – Randy Shaver 2003 Review
 - Dissatisfied with previous pool maintenance company
 - New hot water heater installed
 - Pool keys distributed
 - Table repaired

- New Business
 - New pool company US Aquatics is under contract
 - Three water tests per day included in pool maintenance contract
 - Pool furniture is getting old and will need to be replaced soon
 - Need to pressure wash furniture (Volunteer Day?)
 - Lounge chairs seem to be in pretty good shape
 - Pool steps will be painted this year
 - A comment was made that perhaps 15-20 families could choose a week in the summer and provide the additional water tests at the pool. This is not an option this year since the pool contract is already underway. VG Board to consider this option for next summer.

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E. VGHOA Communications

- Old Business –Tim Williams 2003 Review
 - Neighborhood website is the main source for neighborhood information (www.vintagegrove.org)
 - Neighborhood group Email address is → VintageGrove@yahoogroups.com

- New Business
 - The website contains Meeting minutes, Social activities, Pool information, Exterior change requests info., Board members info., mailing list directions
 - The neighborhood group email list (**Yahoo Groups**) has approximately 30 households represented. The board would like to get everyone in the neighborhood to subscribe to the group email list.
 - Anyone who subscribes to the group email list can post a message to the group.
 - Special thanks to Andrew Bradley for putting together and distributing the VG directory

5. Miscellaneous

- Old Business
- New Business

6. New Board Members Election

- Dave Horton elected to board of directors to replace outgoing members Susan Kirley and Tim Williams.
- An additional board member will be determined in the future.

7. Adjournment – Tony Paterno at 9:15 PM

8. Position Appointments

- President – Tony Paterno
- Vice President – Dave Horton
- Treasurer – Randy Shaver
- Secretary – Deborah Lanuti
- Member at large – To be determined