

Vintage Grove Homeowners Association Annual Meeting April 14, 2009

Board President Chris Campbell convened the meeting at Eva Perry Library at 7:05pm. Directors present: Campbell, Tony Paterno and Steve Shore. Horizon Management Agent Rick Neher was also present. VGHOA members present: Nancy Erickson, Douglas Beloskur, Christa Rouse, Theresa & Mike Langdale, Brian & Molly Scott, David Bohm, Linda Suite, Mark J. Maresca, Todd Davis, Andrew Bradley, Dave Horton, Kelly Maney, Eric Fagerstrom, Joan Halgren, Judy Halgren, Gary Register. A quorum was declared in accordance with the Covenants.

After a summary read by Neher, members approved respectively the minutes of the 2007 and 2008 annual meetings.

Register asked how neighbors were dealing with the replacement of masonite. Several responded that hardy plank is being used for partial or full siding replacement and there are class action suits that are open to some homeowners based on the age of the home and the materials used.

Neher reviewed the Association's financial statements including the Balance Sheet showing total assets of \$30,526.69 as of 3-31-09; and the Income & Expense Statement for the year ended 12-31-08 showing net income of \$127.08 on a total budget of \$43,050.00. Neher described the current reserve fund of \$20,098 which is used to care for major expenses items that include upkeep of the major common assets being the pool and the playground plus landscaping in common areas. He answered a few questions about various expenditures on the P&L.

Neher listed some of the Board's accomplishments for the year 2008-09. It was noted that the Association needs an updated community directory, a more active social committee to help organize events and someone to do the newsletter. Volunteer Day was set for Saturday, May 16 and if needed, Sunday, May 17.

Fagerstrom started a discussion about the playground and described the efforts of a group of VGHOA members who have met over the past few months to consider potential actions. He noted that existing equipment does not meet code. Paterno, a Board member who met with the group, noted that while the equipment is vintage, at 20 years of age, and may not meet code, much of it remains structurally sound. He commented that restoration and/or repairing existing equipment & removing unsafe equipment is one approach but this does not address the bigger picture of landscaping issues such the large roots that spread across parts of the playground, the plant "barrier" on the Old Raleigh Road side to keep children from running into the street and the base since sand cannot be replaced under code. He noted that the Board reviewed proposals submitted to the Committee (these were circulated during the meeting), looked at the reserve fund and considered the option of a potential assessment for everything that would need to be done. He suggested that it could take as much as \$50-60,000 to do everything "right" and if started immediately, would require all of the reserve plus an assessment approximating \$300-400 per homeowner. He also did an analysis using the last directory issued that would suggest that there are relatively small numbers of children under the age of 10 living in the neighborhood whose families frequent the playground. There was consensus that the directory needs to be updated and there are new families with young children that have moved into VG since the last publication. Fagerstrom stated that safety concerns about the swing and the spinning wheel are the top issues for the parents of young children. Campbell suggested 3 ways to consider the playground: 1) get quotes to address safety issues first plus removal/repair existing equipment; 2) address safety with removal/repair and consider replacement equipment with a potentially "low" assessment in the range of \$50; 3) get quotes on the full upgrade of the playground including landscaping to determine the full cost.

After more discussion about liability, planting shrubs in the "gaps" between the existing wax myrtles (proposal requested to be sent to the Board) and whether the playground replacement should be all or none or an incremental approach, there was consensus that a letter be prepared and distributed to all homeowners about various options re: the playground, posted on the website and the message board and that a discussion be held at the playground on Volunteer Day, May 16 so that everyone can "see" the issues firsthand. A request was made for more neighbors to join the playground committee to increase participation and involvement before making any decision.

Nominations were opened for 2 slots on the Board of Directors to replace Directors Craig Hardin and Steve Shore whose 3-year terms expire as of this meeting. Brian Scott and Douglas Beloskur were nominated and elected to the Board by acclamation.

There was no unfinished business from the 2008 meeting and the meeting adjourned at 8:35pm.

Steve Shore, Secretary