

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
January Mtg. - 01/16/02 7:00PM

1. Call to Order

- Meeting convened at the Fredenburg's residence, 1003 Beringer Pl
 - Meeting was called to order by Jim Dunham(JD) at about 7:05 PM
- Attendees: Andrew Bradley (AB)
 Jim Dunham (JD)
 Cathy Fredenburg (CF)
 Rick Neher (RN)
 Tim Williams (TW)

2. Minutes - Alterations/Approvals

- The November 28 meeting minutes were approved

3. Financial and Management Report

- Reviewed the financial report
 - Delinquency report reviewed
 - Closed out year \$1258.26 under budget. Use of irrigation water to fill pool cited as one reason under budget.
 - RN presented draft of 2002 budget at 9/19 meeting. RN to send final copy via eMail to board members - closed

4. Committee Reports

A. Architecture

- No change requests to review

B. Maintenance

- Plantings on northwest corner of Vintage Grove Ln and Beringer Pl are still a safety problem due to lack of visual clearance for vehicles exiting Beringer Pl. - closed.
 - Pampas grass clump moved 12/01 by volunteers - closed.
 - Extra day lilies around pool area targeted for same area, SK to follow-up - closed.
 - Hemlock stump cut to ground level by groundskeeper – closed.
- Groundskeeper not edging homeowner side of sidewalk along VG Lane. He agreed to alternate between cuttings the street and homeowner's side of the sidewalk - closed.
- SK had landscape designer provide planting scheme for forsythia, lilies and a cherry tree in common area along Beringer Pl. SK organized volunteer work part to plant about 11 forsythia, 50 lily bulbs and a cherry tree on 12/01 - closed.
- Discussed choosing volunteer day date in time for annual meeting - open.
- Discussed conditions of (3) concrete garbage cans in common area . Need paint and broken concrete repaired - open.
- Rocks distributed over common area placed in drainage area as riprap - closed

C. Social

- Nothing new to report

D. Pool

- Requesting maintenance bids from more that TPM to be considered. Not issue due to one year left on present contract - closed.
- Gravel work on old Beringer Pl side still needs to be done - open
 - Piles of new and old gravel are on pool deck covered by tarp
 - Other supplies needed to repair other side have been purchased and in AB's possession
 - About a third of the gravel on Beringer Pl side of pool removed, cleaned and placed at service entrance

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- ❑ Other work to be considered for next year – open.
 - Paint restrooms
 - Replace/turnover deck planks
 - Purchase additional furniture
 - Repair equipment room door
- ❑ JD questioned mgmt report that indicated commitment to TPR for pool mgmt contract has been made. RN confirmed to be case - closed.
- ❑ AB noted that pump room door was damaged and appeared to be broken into (11/28) Provided photos of door damage and indicated area is not secure (1/16) - open.
- ❑ AB noted that chlorine pump purchased last year has been removed from equipment room - open

E. Newsletter

- ❑ No volunteers for newsletter – open.

5. Miscellaneous

- ❑ AB provided URL (<http://VGHOA.50megs.com>) for web site setup at no charge.
 - Explained w/ one year comiittment/\$5/mo, an enhanced, no banner site could be used - open.
 - AB to pursue typing of Covenants, etc for posting on site - open.
 - CF to provide input for Social Committee page - open.
- ❑ AB distributed to board copies of 2001 Annual Meeting minutes for use in the 2002 Annual Meeting invitations. RN is to use these vs. the unapproved notes provided by previous secretary - closed.
- ❑ Annual meeting to be 3/18/02.
 - Proposed using town community center - open.
 - Discussed format for annual meeting where Committee representatives give summary of 2001 work related to each committee - open.
 - AB to send RN copy of proposed agenda - open.

6. Adjournment

- ❑ Meeting adjourned at about 8:30 PM
- ❑ Next meeting February 27, 7:00 PM at the Fredenburg's, 1003 Beringer Pl. JD to send out meeting reminder prior to meeting.