

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
May Mtg - 05/16/01 7:00PM

1. Call to Order

- Meeting convened at the Fredenburg's, 1003 Beringer Pl
 - Meeting was called to order by Jim Dunham(JD) at 7:10
- Attendees: Andrew Bradley (AB)
 Jim Dunham (JD)
 Cathy Fredenburg (CF)
 Susan Kirley (SK)
 Rick Neher (RN) VGHOA property manager
 Tim Williams (TW)

2. Minutes - Alterations/Approvals

- The April 18, 2001 meeting minutes were approved

3. Financial and Management Report

- RN reviewed the financial report
 - delinquency report reviewed
 - excess funds due to full year pre-payments and tree money not spent noted
 - pre-payment by 1005 Mondavi Pl will need to be re-imbursed

4. Committee Reports

A. Architecture

- 1006 Napa Pl: fence construction approved - closed
- 1004 Napa Pl: deck construction approved - closed

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
 - Action: RN to contact Fareview Nurseries to get recommendation how to handle - open
- Decided to wait to get Nelsa Cox's opinion re:plantings, soil content, etc before having groundskeeper do any ordering/planting
- Household properties exteriors not being maintained adequately
 - Inadequate exterior maintenance at 1001 Beringer Pl is still a visual nuisance. RN has sent a letter to homeowner stating intention to have it maintained by a contractor at homeowner's expense. Homeowner declined and indicated he will take care of it himself - open
- Inquiry into how new playground equipment would be funded. RN explained that that is covered by the reserve fund
- Inquiry re: three cement, VG logoed garbage cans at the pavilion and playground
 - One at pavilion is in disrepair
 - RN indicated that he thought the original developer probably commissioned to have them made
 - All agreed that it would be cost prohibitive to replace them with identical ones
 - Idea to remove broken one and replace with one in playground was discussed. The playground one could be replaced with a well anchored, standard garbage can – no action items presented - open

C. Social

- Garage sale on May 12 was a success
 - About 10 households participated

D. Pool

- Pool scheduled to open May 19
- CF cleaned pool furniture
- Gravel on old Raleigh Rd side border of pool replaced with new stone and edging
 - 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

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- Chlorine/pH testing coverage discussed
 - AB proposed purchase of lockable mailbox to hold testing kit and documentation – all agreed
 - AB reported that 3 water tests/day at minimum of 4 hour intervals are required
 - CF, AB and Lisa Dunham will handle two tests per day at least to start. SK next alternate.
- Two new lounge chairs, six resin chairs and two umbrella bases purchased. Purchase of table base still being pursued
- Seven lounge chairs and two upright chairs picked-up for re-strapping
- AB expressed concern that the recorded pH levels prior to the opening were low and Triangle Pool had yet to address this
- Condition of pool items need to be reviewed - open
 - Lounge chairs: need cleaned, some need restrapped, pieces missing that could be replaced by “cannibalizing” from other chairs
 - Tables: need a new table base

E. Newsletter

- AB indicated that he was not able to work with editor, Elizabeth Short to guide her re: newsletter contents. AB forwarded the annual minutes to her
 - SK volunteered to work with Elizabeth - open

The following items are subjects of articles to be included in the next newsletter:

- Pool rules
 - Explain reason for “no glass rule”: pool closed and emptied if single piece of glass found within pool area
- List the board members
- Volunteers needed all the time
- Minutes from annual meeting
 - AB to edit and distribute annual meeting minutes - done

5. Miscellaneous

- Playground use by non-VGHOA members
 - RN to send a tactful note to the Surrey Meadows board reminding them that the playground is intended for VGHOA members only - open
 - RN to periodically check the playground and BB court area for obvious non-VGHOA members and let them know of restriction - open.

6. Adjournment

- Meeting adjourned at about 9:30 PM
- Next meeting June 20, 7:00 PM at the Fredenburg’s, 1003 Beringer Pl