

## **Vintage Grove Homeowners Association - Board of Directors – May 6, 2008**

The Board of Directors convened at 8:00pm at the home of member Craig Hardin. Directors present: Hardin, Chris Campbell and Steve Shore. Horizon Management Agent Rick Neher was also present. Neher cited the two vacancies on the Board. Deborah Lanuti and Tony Paterno both volunteered and were appointed. This completes the 5 slots on the Board. Minutes of the March 24 meeting were approved pending a review by Neher to add the list of attendees. Directors received the agenda and financials via email prior to the meeting.

Board members and Neher walked to the Paterno property to review a proposed outdoor shed. After lengthy discussion, the Board voted to approve the proposal. Paterno agreed in principal to consider moving the shed further than 5 feet from the Lanuti property line and to landscape for increased screening around the shed.

After mentioning that previous Boards have discussed the pool house roof situation, Neher asked for a decision on replacing the pool house roof immediately. This led to a discussion about the capital fund and the need for a plan to consider the following: the need to increase the capital reserve, whether to increase dues or assess VGHOA members to achieve this, and whether to spend funds from the current reserve fund to move ahead to replace the roof in the next 2 weeks prior to opening the pool on May 24. A motion was approved to get bids on the roof for both replacement cedar shake shingles and asphalt shingles. Members will be advised of the quotes and will then conduct a vote before proceeding.

A tentative next meeting date was set for Tuesday, June 3.