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Vintage Grove HOA Meeting - August 4, 2009

Location: Apex Public Library

In attendance: Rick Neher, Chris Campbell, Doug Beloskur, Brian Scott, Tony Paterno, Deb Lanuti, Kim Hines

Meeting called to order at 7:00 by Rick Neher. Neher proceeded to read the minutes from the previous board meeting. The minutes were approved unanimously.

The board revisited outstanding playground and common area concerns left open from the previous meeting and volunteer day. One open issue that remained was the absence of a kiddie swing. Beloskur inspected the playground area and presented the board with possible options that we could explore. The board approved a total of \$500 for Beloskur to acquire and install the kiddie swing.

There were several complaints of bees in the common area. Various board members have inspected the area separately, and quotes were received to eliminate a hive if one was found. Upon further inspection, there was little evidence of a bee hive and the matter was considered closed.

The board reviewed recent house sales in the neighborhood. Activity appeared to be normal considering the broader real estate environment.

Neher proceeded to review financial information, including past due association fees, pool repairs needed, and other common ground maintenance. The existing pool umbrellas are damaged, and the board will table the replacement of the umbrellas until Spring 2010.

For reserve funds the board approved the renewal of a 12 month CD for 6 months. Funds will then be reinvested with another CD.

Exterior change requests – the board reviewed recently approved requests and agreed to follow up with site visits to ensure that the changes were completed as they had been approved. Also, the board discussed exterior changes that had not been officially submitted. Board members agreed to do a site visit and follow up with the homeowner(s).

The meeting adjourned at 9:00pm.

**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

## Vintage Grove Homeowner's Association

### Board of Directors – March 17, 2009

The Board of Directors convened at 7:30pm at the home of member Tony Paterno. Directors present: Chris Campbell, Craig Hardin, Tony Paterno and Steve Shore. Homeowner Eric Fagerstrom attended a part of the meeting and Horizon Management Agent Rick Neher was present.

Paterno and Fagerstrom initiated a discussion about the replacement/refurbishing/landscaping of the VG playground. Several VG neighbors met at the Fagerstrom's recently to consider proposals from different companies to replace existing playground equipment. Other neighbors have assisted in this effort that was originally started by the late Katy Williams including Leah Gerard, Todd Davis, Ursula Fagerstrom and Ann Smiley. Four companies provided proposals: Game Time, Play Mart, Creative Playthings and Playgrounds of the Carolinas. It was noted that there are multiple options for consideration: 1) status quo, no change; 2) refurbish, remove and replace selectively; and 3) full replacement. The 4 proposals range from approximately \$17K to \$30K but do not include a swing set or landscaping costs. The estimate for a modern swing is approximately \$3K; there are no estimates for landscaping. The reason this is an important consideration is the fact that restoring a sand base is no longer acceptable under Federal code and the sheer size of the playground will mean a significant cost for appropriate landscaping with mulch or a new synthetic chip base from recycled rubber or other products being used on playgrounds now. The Board desires to "start the conversation" about the 3 options concerning the playground with all Vintage Grove neighbors at the upcoming 2009 annual meeting on April 14. This will necessarily include discussion of the Reserve fund. The Board requested Neher to get a bid on removing the "merry go" from the exiting playground.

The Board reviewed at length and accepted the current financial statements including the Income & Expenses Jan-Mar; Check register Jan-Mar; Reserve Analysis, Customer Balance Summary and the Balance Sheet as of 3-16-09.

The Board approved a request for a fence by David Bohm. Neher distributed a summary of the Board's activities and accomplishments in 2008 in preparation for the 2009 annual meeting. It was noted that VGHOA members need to approve both the 2007 and 2008 annual meeting minutes at the April 14 meeting (location to be announced – Neher will request the Apex Library). Directors whose terms will expire in 2009 are Hardin and Shore. Several neighbors were mentioned as possible new Directors.

The next Board meeting will follow the Annual meeting.

The meeting adjourned at 9:00pm.

Minutes submitted by Steve Shore, Secretary

## Vintage Grove Homeowner's Association

### Board of Directors – August 20, 2008

The Board of Directors convened at 8:00pm at the home of member Tony Paterno. Directors present: Chris Campbell, Craig Hardin, Tony Paterno and Steve Shore. Homeowners Doug & Stella Harrell were present and Horizon Management Agent Rick Neher was present.

The meeting opened with a discussion of the berm that parallels the backyards of Mondavi Place along Old Raleigh Road and the fact that the original planting of wax myrtle shrubs are stressed, dying or dead in a number of spots due to the continuing drought conditions. The Harrells presented two bids from a (single) local landscapers to remove and replace all of the shrubs and noted that the berm is community property and is the responsibility of the Association to maintain. A lengthy discussion with the Board followed concerning the landscape proposals plus quotations from another nursery about various replacement shrubs and trees. The Board voted to contract with Yardnique, the company that does the neighborhood landscaping, to remove (a) the section of dead and/or dying shrubs and replace them with 8 ten-gallon privet shrubs. ( along the berm.) The Board considers this the first phase of planned improvements to the berm for the entire length on the east side of Vintage Grove Lane.

The Board approved minutes of the May 6 and June 17 meeting minutes to be posted on the website.

Repairs need to be made to the cupolas of both the pool house and the gazebo. Hardin plans to look at replacing boards that have rotted.

Two letters have been sent to homeowners about parking vehicles on the street in violation of the Covenants. The Board continues to discuss how to deal with this matter throughout the neighborhood and prefers to encourage homeowners to talk with their neighbors about street parking.

Campbell will post a request for volunteers to help plan the annual fall neighborhood party. A date of Saturday, September 13 has been set for the traditional event which is also the usual date for closing the pool.

The Board approved a request from the Harbours at 1011 W. Saint Julian Place to place a fence on the southern property boundary. This is to discourage trespassers who use their driveway as a path between Vintage Grove and Surrey Meadow neighborhoods and to address safety and liability concerns about young children and others who might approach or play around the deep run-off pond adjacent to the property.

The meeting adjourned at 9:45pm.

Submitted by Steve Shore, Secretary, 1004 W. Saint Julian Place

**Vintage Grove Homeowners Association Annual Meeting March 24, 2008**

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**Vintage Grove Homeowners Association Annual Meeting March 24, 2008**

Board President Lori Johnson convened the meeting at Eva Perry Library at 7:02pm. Directors present: Johnson, Linda Suite, Craig Hardin and Steve Shore. Horizon Management Agent Rick Neher was also present. A quorum was declared in accordance with the Covenants.

Neher reviewed the Association's financial statements for all present including the Balance Sheet showing total assets of \$33,006; the Income & Expense Statement for the year ended 12-31-07 showing net income of \$2,631. Neher answered questions about the current reserve fund; and about various expenditures. He also responded to a question about current work on the pool area that includes repainting the pool, replacing some tiles around the pool, and drywall repairs plus painting in the bathhouse.

There was no unfinished business carried over from the 2007 annual meeting. In new business, Neher noted that many shrubs in the neighborhood common areas are dying due to the drought. A member volunteered to talk to a nursery about potential drought resistant shrubs to be replaced on the approaches to the neighborhood along Old Raleigh Road.

There was discussion about street parking. It was noted that the Board sent a reminder in November to all VGHOA members citing the prohibition of street parking in the Covenants and a later note in the annual meeting notice that this would be a discussion topic at the annual meeting. One neighbor noted that the number of vehicles at a home plus driveway design sometimes makes it inconvenient to always park in a driveway. Others acknowledged that there will be some occasions when street parking is necessary, it is the regular and continuous use of streets to park cars that is not permitted and that causes concern for pedestrians, children, young drivers and some neighbors' ability to access their own driveways. In summarizing the discussion, Neher cited that street parking is a controversial topic and in the absence of a new policy, homeowners in VG can continue to ask neighbors for cooperation on specific circumstances.

There was discussion of fence heights (limited to 4 feet in the architectural guidelines in the Covenants) and the use of shrubs as "virtual" fencing. The Board has leaned toward the notion that the use of shrubs to create a fence-like border is the same as erecting a fence and has acted on one homeowner's request by limiting the use of shrubs in this manner to the exterior of the homeowner's lot. Neher noted that many neighborhood plantings have matured over 20+ years since Vintage Grove was started and many homes now have shrubs between homes that provide privacy in the backyard but the idea has been to keep the open look in front yards. He further commented that it is the Board that sets the vision of a "formal" versus "wild" look to the neighborhood. It was suggested that some neighbors might like to have some help with pruning and trimming and that high school students could apply work at a volunteer day to the requirement for community service hours.

The Board has asked Katie Williams to lead an effort to consider replacement of the existing playground equipment in order to meet new guidelines for design and safety. She commented there are some maintenance and functional issues with the current equipment and she welcomes all ideas for updating and replacing any of the existing equipment. It was suggested that the Apex Parks & Recreation Department might offer advice.

Neher noted that there are 2 homes in the neighborhood that are in need of painting and that the Board will need to contact owners to request their cooperation. One neighbor asked about vinyl siding to replace hard board and it was noted that the Board approved a request in 2007 based on a review of sample materials. Others commented that cement plank now comes in colors and is still preferable if more expensive.

There were no nominations to fill the expiring terms of Lori Johnson and Linda Suite. There will be a message sent to all neighbors asking for volunteers to fill these 2 slots on the Board. There were several suggestions about how to increase meeting attendance including arranging a speaker and changing the pool key. Johnson reported 2 incidents involving thefts and that the Apex Police Department would still like to have a Community Watch program in VG. Members thanked Johnson and Suite for their service. The meeting adjourned at 8:30pm.