

**Vintage Grove Homeowners Association Inc**  
**Board of Director Meeting Minutes**  
**September Mtg. - 09/19/01 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)  
                       Susan Kirley (SK)  
                       Rick Neher (RN) VGHOA property manager  
                       Tim Williams (TW)

**2. Minutes - Alterations/Approvals**

- ❑ The August 15, 2001 meeting minutes were approved

**3. Financial and Management Report**

- ❑ Reviewed the financial report
  - Delinquency report reviewed
  - Purchase of additional certificate of deposit (CD) was discussed. Present CD is to mature 2002. Agreed to purchase another to mature 2003.
  - RN presented draft of 2002 budget. Few adjustments were discussed. Result: should not need to increase homeowner fees to meet 2002 budget. Final budget to be approved – open.
  - RN has requested HOA Management fee increase from \$350 to \$425/month. Board to discuss and respond to RN by next meeting - open.

**4. Committee Reports**

**A. Architecture**

- ❑ 1003 Napa Place: Fence construction requested. Board requested that RN have the homeowner specify: location w/ respect to property line, style, material and height of fence on the change request – open
- ❑ 1000 East St Julian: Front door roof overhang construction requested. Board approved concept, requested that as more design details are determined the homeowners confer with the board – open.

**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
  - Pampas grass clump needs to be moved, area down Beringer Lane proposed. Extra day lilies around pool area targeted for same area, SK to follow-up - open
  - Hemlock stump needs to be removed, RN to have groundskeeper remove – open
- ❑ Plantings near picnic pavilion
  - SK to pursue additional planting of 10 more dwarf nandina - open
- ❑ Pine straw needs to be replenished throughout common area after storm season – open
- ❑ Grounds keeper not edging homeowner side of sidewalk along VG Lane.
  - RN to ask him to alternate between cuttings: street and homeowner's side of the sidewalk - open

**C. Social**

- ❑ CK has plans in place for October 27 Halloween Festival
  - Time: 5-7 PM
  - Crafts
  - Food
  - Costumes
  - Fun!!!!

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**D. Pool**

- Pool closed 09/09/01 EOD
- Opened for consideration: request pool maintenance bids to interests in addition to TPM (present pool maintenance co.) - open
- 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
- Other work to be considered for next year
  - Paint restrooms
  - Replace/turnover deck planks
  - Purchase additional furniture
  - Repair equipment room door

**E. Newsletter**

- No volunteers for newsletter editor
- Nothing new discussed

**5. Miscellaneous**

- Establishing and maintaining VGHOA website
  - No particular action/direction/interest expressed by any board member.

**6. Adjournment**

- Meeting adjourned at about 9:00 PM
- Next meeting October 17, 7:00 PM at the Fredenburg's, 1003 Beringer Pl. JD to send out meeting reminder prior to meeting.