

Vintage Grove HOA – Meeting Minutes

Board Members Present: T. Paterno, D. Beloskur, B. Scott, M. Gibbs, D. Lanuti, A. Greene
Board Members Not present: none
Neighbors Present: David Bohm + daughter, Mark + daughter, Nancy Paterno, Susan, Andrew
When: 7:00-8:30p -September 20, 2010
Where: VGHOA Gazebo

Minutes

1. Vote to approve last meetings minutes as written, T. Paterno 1st, D. Beloskur 2nd – Minutes Approved by board.
2. Exterior change request – Susan – exterior change request, D. Beloskur 1st, T. Paterno 2nd – Approved by board.
3. David B – Question (from neighborhood) What is the plan to replace the playground equipment / what is the long term plan?

Tony – Has mentioned that we've discussed the playground equipment replacement in many past meetings. However, brass tacks, we don't have the capital funds to replace the equipment in the entirety at this time. Tony mentioned that we've replaced the tire swing with a kiddie swing, and replaced some of the other equipment as typical maintenance. Tony also mentioned that our planned equipment budgeting / capital projects budget in the past has been underfunded due to our income vs. expenses. Tony also mentioned that we've had a plan to collaborate as a neighborhood to create a smaller piece of equipment for the younger kids to use. However, there has not been the neighborhood help / support for the idea.

Deb – Has mentioned to the long term solution, that we could look at intermediate steps to correct small problems that could lead to a big difference over time.

Tony- Also brought up that a special assessment could be instituted to collect the funds to make a wholesale equipment change however; the board's feeling at this time that this would not be a good idea due to the economic times.

4. Budget

M. Gibbs – Budget looks better than we anticipated at planning.

Pool Expense – Query the general audience, all seemed to be OK with the new salt system. Pool was closed after Labor Day weekend. All decided to stay with existing pool company (American Pool). Andrew mentioned that he put away all the pool equipment and the phone Sept 19th. We've rescinded our decision to accept the current contract with

the existing pool company until we find out what happened with the pool closure with Wake county.

Question regarding Pool – Tony, is our new pool company supposed to put away our equipment? Tony wants a copy of our contract and to check what we signed up to compared to what were supposed to get.

Andrew – Mentioned that the pool had failed inspection in the beginning of September. Andrew also mentioned that there were multiple failures, debris, hazards, etc, etc. Wake county inspector had failed the pool. Andrew - To send the pool reports to Mary to discuss with the pool company.

D. Lanuti – Heard complaints regarding non-neighbors at our pool. Discussed briefly changing pool key, seemed very expensive and not necessary at this time.

Capital Funds / CD Management

Tony – Has mentioned that he'd like to see us moving our capital funds into a "cap ex" style account to better represent the funds on hand for capital projects.

M. Gibbs – 16k CD to mature in November, 5k CD has already matured and now it's sitting at the default rate.

Brian – Liked the idea to split up the funds, and have it accessible in a quarterly fashion.

Deb – Has proposed to take the 6k CD to renew into a 6 mo. CD at 1.19APR. Board agreed.

Tony – Mentioned that we've replaced our pool furniture; however this was pulled from our operating costs not from our cap ex, however this needs to be pulled from the cap ex fund.

Brian - Said that he would take it upon himself to take a look at the cap ex chart and adjust based on our actual money on hand in CD's.

Mary to discuss with the pool company to review our cap ex projections / timing. Tony has an issue with the pool company reviewing / inspections of our equipment. Help us to anticipate our pool repair costs, Tony would like to be present for the inspection with the pool company. Andrew to join as well if possible.

Tony – Suggested that we setup a new budget by the middle / start of November and then setup a new meeting by middle / end of October. We need to make sure we talk about our new budgets and approve.

M. Gibbs – To call the pool and landscape company to check on the 2011 rates to help plan the 2011 budget.

Homework for Board – To review 2011 budget at home and bring ideas changes back to Oct meeting to finalize.

M. Gibbs – to research bad debt line item on budget.

Mary to send out a revised budget for review in October meeting.

5. General Repairs

Tony - To add fiber-glass to slide repair, Doug to give tony extra paint.

Board – Voted to approve another kiddie swing. Doug B to get the information

Tony – To have M.Gibbs fix / find repair the pavilion light at a reasonable cost, under \$50.

Need to repair ladies bathroom, cut holes to repair faucet. Need to repair sheetrock and redo paint. Tony to check on the paint with contractor.

Deb mentioned that the caulking on the tiles in the pool needs repairs.

6. Houses in the neighborhood that need attention

M. Gibbs – To send a letter for 1000 Berringer (corner house across from volleyball court) to fix the grass and bushes. Keep an eye on the general condition, has 30 days to complete or board will clean up the property and back charge the homeowner.

M. Gibbs – To check on the pampas grasses on Vintage grove / Napa. Need to trim them back. Tony to take a look at the grasses and have board email Mary back to close issue. Need to send Mary the address of home with high grasses.

7. Next meeting

Monday Oct 11th @ 7pm

- For next meeting, volunteerism
 - o Need help to shepherd the pool / utilize the pool (send email notice for next meeting)
 - o Halloween thing / Easter egg hunt / once a year block party
 - o Need to think of new positions and propose to yahoo groups.
- Community movie, Ashley to chair and add to website – board to kick in \$50
- Two board positions are opening up next year, who to fill?

Brian – to review the welcome packet and suggest changes, Mary to send.

Meeting adjourned at 8:30p.