

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
October Mtg. - 10/17/01 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 7:10 PM
- Attendees: Andrew Bradley (AB)
 Jim Dunham (JD)
 Cathy Fredenburg (CF)
 Susan Kirley (SK)
 Tim Williams (TW)

2. Minutes - Alterations/Approvals

- The September 19 meeting minutes were approved

3. Financial and Management Report

- Reviewed the financial report
 - delinquency report reviewed
 - Draft of 2002 budget was presented by RN. A 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 get back to RN by next meeting, approved - closed.

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 – closed.
- 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 – closed.
- 1001 W Julian paint scheme change request (processed prior to October mtg.), approved – closed.
- AB provided info on a services provided by the town that provides information re: a homes site survey (plat) – 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
 - Pampas grass clump needs removed. Move to bare 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
- Planting 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 the street and homeowner's side of the sidewalk - open

C. Social

- CF has plans in place for October 27 Halloween Festival – closed.

D. Pool

- Requesting maintenance bids from more that TPM to be considered - 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

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- ❑ Other work to be considered for next year – open.
 - Paint restrooms
 - Replace/turnover deck planks
 - Purchase additional furniture
 - Repair equipment room door

E. Newsletter

- ❑ No volunteers for newsletter – open.
- ❑ CF to mention need for volunteers, etc in Halloween Festival flyer – closed
- ❑ August 2001 VG Homeowners directories distributed - closed

5. Miscellaneous

- ❑ Establishing and maintaining VGHOA website discussed with no strong opinion expressed in favor of doing it – open.
- ❑ AB distributed to board copies of 2001 Annual Meeting minutes for use in the 2002 Annual Meeting invitations. RN is to use these vs. the unapproved notes provided by previous secretary - open

6. Adjournment

- ❑ Meeting adjourned at about 9:00 PM
- ❑ Next meeting November 28, 7:00 PM at the Fredenburg's, 1003 Beringer Pl. JD to send out meeting reminder prior to meeting.