

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
October Mtg. - 10/16/02 7:00PM

1. Call to Order

- Meeting convened at the Fredenburg's residence, 1003 Beringer Pl
- Meeting was called to order at 7:03 PM
- Attendees: Andrew Bradley (AB)
 Cathy Fredenburg (CF)
 Susan Kirley (SK)
 Rick Neher (RN)
 Tony Paterno (TP)
 Tim Williams (TW)

2. Minutes - Alterations/Approvals

- The September 18 meeting minutes were approved

3. Financial and Management Report

- Reviewed the financial report
 - Legal action being pursued for several delinquent homeowners. Court date set.
 - 4Q payments coming in
 - Need to consider purchasing another CD, stagger with maturity dates of already purchased CDs
- RN presented proposed 2003 budget for board review
 - Social expense budget increased from \$400 to \$1800
 - Pool maintenance bids still being received, significant increase expected
 - Off setting higher pool costs w/ volunteer efforts (i.e. 2 chem tests/day) debated/discussed
 - Tree planting effort to be diverted towards common area enhancement
 - Expense of irrigation system improvement included
 - Reserve account status considered adequate to prevent 2003 assessment increase
 - Majority vote decided to not increase 2003 assessments
 - Unanimous vote decided to approve budget with stipulation to "manage" expected increased expenses increases

4. Committee Reports

A. Architecture

- 1005 W. St. Helena house/shutter/trim color change approved
- 1007 W. St. Helena house/shutter/trim color change approved

B. Maintenance

- Day lily colors around pool need to be identified for transplanting in fall - open
- Apex water ban lifted, irrigation system can be used if needed - closed
- Picnic pavilion cupola paint peeling. RN to arrange to have repainted - open.
- Weeds in natural, common area need removed. RN to arrange with groundskeeper - open
- Playground sand needs replenishing - open, defer till spring (Vol Day.)
- AB suggested wax myrtle needed pruned - open

C. Social

- CF indicated that Halloween party coordinator volunteer needs to be identified in order for that event to take place - closed.

D. Pool

- Recessed light cans under pool house overhang going on after darkness with pool closed - open
- Reviewed maintenance proposal from Triangle Pool that includes:
 - suction manifold replacement (needed) -open
 - new shelving - closed
 - pool cover and floor matting - closed
- Bathroom mirror not purchased - open
- Unsatisfactory service from Triangle Pool continued to be the norm for 2002. Will pursue new pool management company. Request for at least six bids sent by RN. AB supplied three recommendations from Fred Hight pool supply - open.
- Pool gate lock replaced, new keys need to be distributed - open

11/06/02
11:20 PM

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
October Mtg. - 10/16/02 7:00PM

E. Newsletter

- No newsletter planned at this point:
 - Volunteer needed to oversee pool issues
 - Discussed getting more comprehensive list of homeowners' e-mail addresses to enhance communication - open.

5. Miscellaneous

- VGHOA Website at URL (<http://VGHOA.50megs.com>) available at no charge.

6. Adjournment

- Meeting adjourned at 9:00 PM
- Next meeting November 20, 7:00 PM at the Fredenburg's, 1003 Beringer Pl. Pool bids to be discussed.