

**Vintage Grove Homeowners Association Inc**  
**Board of Director Meeting Minutes**  
**October 21, 2003 – 7:00PM**  
[www.VintageGrove.org](http://www.VintageGrove.org)

**1. Call to Order**

- ❑ Meeting convened at the Paterno residence, 1005 W. St. Julian
- ❑ Meeting was called to order by TP at 7:00 PM
- Attendees: Tony Paterno (TP)  
Randy Shaver (RS)  
Tim Williams (TW)  
Deborah Lanuti (DL)  
Rick Neher (RN)

**2. Minutes - Alterations/Approvals**

- ❑ The September 10<sup>th</sup> meeting minutes were approved.

**3. Financial and Management Report**

- ❑ Reviewed financial report.
- ❑ Discussed proposed budget for 2004.
- ❑ An increase in the annual assessment rate was discussed as a means to cover expenditures. The Board approved a 10% (\$36) increase in the annual assessment rate for 2004.
- ❑ The Board approved moving the Checking account funds to North State Bank in Raleigh.

**4. Committee Reports**

**A. Architecture**

- ❑ 1001 W. St. Julian Place requested approval for the following items
  - 1) Modify existing fence by replacing 3 foot high pickets with 4 foot high pickets. – Approved.
  - 2) Replace swings on existing swing set. – Approved.
  - 3) Replace existing white/painted mailbox with a new large, black satin (to be repainted white), steel mailbox. – Approved.
  - 4) Repaint front door (Red). White screen/storm door to remain white.
  - 5) Treat all exterior wooden structures with Cedar colored wood sealer. – Approved.
- ❑ 1005 Inglenook Place requested approval to construct a brick retaining wall (flower bed) in front of the house, and a half circle on the side of the house. – Approved.

**B. Maintenance**

- ❑ Day lily colors around pool need to be identified for transplanting in fall - open
- ❑ The larger bushes along Old Raleigh Rd & V.G. Lane need pruning. RN to contact Ted about this. *Residents & board members have complained about the overall appearance of the common areas. Normal maintenance duties such as edging, pruning, & weeding have not been occurring on a regular basis. RN to discuss this with Ted.* – open.
- ❑ 1000 Mondavi Place – RN has received comments about appearance of damaged trees & stumps, foundation plantings and lack of mowing (mower is under repair). RN discussed these complaints with homeowner. – open.
- ❑ The River birch tree to the right of the pool fence / gate may need to be removed. Need more information on this. – open.

**C. Social**

**D. Pool**

- ❑ Need to inventory the new pool furniture (5 lounge chairs, umbrellas, etc.) – RS to pursue list from Andrew Bradley. *RS inventoried the pool furniture according to previous list. RS to expand inventory to include tables, table stands, and umbrellas that are currently unmarked.* – **CLOSED.**
- ❑ Reviewed last year's pool maintenance contract, and a potential bidder for next year's pool maintenance contract. **US Aquatics** submitted a proposal to maintain the VGHOA pool. VGHOA board to review contract. – **CLOSED.**

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- Bathroom mirror not purchased - open
- Pool gate doorknob sticks. It needs to be repaired or replaced. – open.

**E. VGHOA Communication**

- Andrew Bradley is continuing to work on VGHOA directory. – open.

**5. Miscellaneous**

- New Website for VGHOA → [www.vintagegrove.org](http://www.vintagegrove.org)  
(Website at URL (<http://VGHOA.50megs.com>) to be discontinued at some point).
- “Horse Farm” property that is adjacent to Surry Meadows, Buckingham Place and Center St/Ten-Ten Rd. is being evaluated for development. Surry Meadows and Buckingham Place have organized “Action Committees”. VGHOA to monitor. – open.
- Surrey Meadows HOA met with “horse farm” developer. Developer met with Town of Apex. Town of Apex wants 40% “Green space”. Developer to review plans in the next 90 days. Possible endangered Woodpecker on this property.
- “Horse Farm” developer is scheduled to submit plan to Town of Apex in October.....*

**6. Adjournment**

- Meeting adjourned at 9:30 PM
- Next Meeting scheduled for December 3<sup>rd</sup> at Tony’s home.