

## Vintage Grove HOA - Meeting Minutes

Board Members Present: Eric Fagerstrom, Bob Hight, Kevin Hines, Ashley Green, Brian Scott  
Board Members not present: Doug Beloskur  
Neighbors Present: Chris Steffen  
Others Present: Barrett Hines (Yardnique), Mary Gibbs (HOA Manager)  
When: 7:30-9:37p – October 6, 2011  
Where: Fagerstrom Home - 1002 Napa Place

### Minutes

- I. Call to Order – 7:30p
- II. Review last meeting minutes
- III. Adjustments to Agenda -
  - a. Announcement - Chairman's comments Current Board President shared that he will be moving out of state in the next few weeks and consequently will no longer be able to serve as an officer of the Vintage Grove board. Eric Fagerstrom volunteered to assume the office of President. Eric's motion was unanimously approved and he will take over the new position immediately.
- IV. Financials
  - a. The board reviewed the profit and loss report and the balance sheet for Vintage Grove YTD ending on September 30, 2011. It was noted that this financial snapshot at the end of each quarter, especially the quarter following pool season, is not really representative of the overall fiscal health of the association. The fourth quarter dues have not yet been posted and the fourth quarter expenses are typically very low with the exception of unforeseen repair or replacement costs. The board agreed to accept the financial as presented.
  - b. Delinquency Review The board reviewed the list of delinquencies and instructed Mary to follow up with a letter to these homeowners. No legal action will be pursued at this time.
  - c. Certificate of Deposit Discussion The board discussed the North State bank policy of allowing certificates of deposit to be redeemed prior to maturity, in cases of emergency, with the only penalty being loss of unearned interest on the C.D. The board instructed Mary to renew both certificates for one year.
- V. Discussion Items
  - a. Update on Aqua Fortis Ben has not yet completed the final punch list given him at the last board meeting. He will be requested to give an estimate for painting the line back on the pool when he comes out to finish the work.
  - b. Trees/Shrubs along Old Raleigh Road Chris Steffen was present to discuss the recent clearing of Wax Myrtles from behind his house by the Yardnique landscape crew. This was done in response to a complaint

from another homeowner that this hedge row had not been pruned in years and needed the overgrowth cut back. Once this pruning was done, it was obvious that these bushes had outlived their useful life and would most likely not ever return to the fullness they were intended to present. Although not specifically instructed but due to the unattractive appearance, the landscapers removed these bushes leaving large open spaces between the back yards of these properties and Old Raleigh Rd. Chris stated that this lack of privacy could only be remedied by the installation of a fence along his back property line. Eric shared that a number of the neighbors on Mondavi were also unhappy about how the landscaping company has overcutting bushes. Subsequent discussion followed regarding possible remedies. The board opted to pursue a replanting plan since that was the original design for this area. Individual homeowners who desire a fence are welcome to submit an ARC application for a fence installation to the board for review and approval. It was agreed that Mary will compose a letter to the Mondavi neighbors for Eric to distribute regarding the goal and timing of this project and also seeking their support in watering the new plants until they get established. The board will move forward as quickly as possible to obtain estimates for and installation of the new plants and communicate this information via email for board approval of this expense.

- VI. Proposed Playground Replacement/Updates
  - a. David Bohm homeowner and Chair member of the playground committee was present to discuss the options regarding purchase of new equipment. He asked Mary to research the question of whether as a non-profit organization, Vintage Grove might be able to have tax free status when purchasing the equipment. Mary agreed to contact our accountant with that question. David reported that the committee has narrowed down the vendors to three possibilities, he presented pictures of option and also discussed the large set back requirements. Discussion followed regarding demolition, installation, warranties, the possibility of phasing in the equipment vs. installing all new equipment at once and the possibility of installing the equipment ourselves and saving 25-30%. Brian requested the total price depending on whether we phased in the equipment or purchased all new at once as well as color of the equipment and a footprint. David agreed to send this information to Eric who will distribute it to the rest of the board.
- VII. VG Neighborhood Garage Sale
  - a. Brian posted the information regarding the details of the garage sale to the yahoo group.
- VIII. Pine straw
  - a. Due to the falling leaves which will quickly cover up the new pine straw, the board agreed to postpone a decision regarding pine straw installation in the common areas until spring.
- IX. Swimming Pool Closing Date

- a. The board discussed the advantages of leaving the pool open an additional week and instructed Mary to obtain the cost for this. Mary will contact American Pool for this information advise the board via email. It was reported that Vintage Grove historically had a Fall party at the pool the week after Labor Day and some board members expressed a desire to resume that community function.
- X. Other Business
  - a. The board discussed potential homeowners that might be willing to serve on the board of directors. Eric will reach out to these individuals to determine whether they are interested in serving.
- XI. Adjourn The meeting was adjourned at 9:37 PM

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