

Vintage Grove Homeowners Association Inc
Board of Director Meeting Minutes
November Mtg. - 11/28/01 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 7:05 PM
- Attendees: Andrew Bradley (AB)
 Jim Dunham (JD)
 Cathy Fredenburg (CF)
 Susan Kirley (SK)

2. Minutes - Alterations/Approvals

- The October 17 meeting minutes were approved

3. Financial and Management Report

- Reviewed the financial report
 - delinquency report reviewed
 - RN presented draft of 2002 budget on September 19, 2001. A few adjustments were discussed. Result: should not need to increase homeowners' fees to meet 2002 budget. Final budget to be approved – open.

4. Committee Reports

A. Architecture

- No change requests to review
- Discussed 1000 East St. Julian front door overhang construction started without homeowner providing additional details as requested by board - no action

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 - closed
- Pine straw needs to be replenished throughout common area after storm season – closed
- 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
- SK had landscape designer provide planting scheme for forsythia, lilies and elm tree in common area along Beringer Pl. SK to purchase plants, etc and organize work crew to plant about 11 forsythia, 50 bulbs and an elm tree - open
- Discussed choosing volunteer day date in time for annual meeting - open.
- Discussed conditions of (3) concrete garbage cans in common area . Need paint and broken concrete repaired - open.

C. Social

- CF reported that October 27 Halloween Festival was a success – closed.
 - 28 households
 - 45 children
 - 83 people total

D. Pool

- Requesting maintenance bids in addition to 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
 - JD questioned Mmanagement Report that seemed to indicate that commitment to TPR for pool mgmt contract has been made. RN to confirm/clarify - open.
 - AB noted that pump room door was damaged and appeared to be broken into - open.
- E. Newsletter**
- No volunteers for newsletter – open.

5. Miscellaneous

- Establishing and maintaining VGHOA website discussed with no strong opinion expressed in favor of doing it – closed.
- 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 – closed (AB spoke to RN 12/19/01 to confirm disposition of 2001 Annual Meeting minutes)

6. Adjournment

- Meeting adjourned at about 8:200 PM
- Next meeting January 16, 7:00 PM at the Fredenburg's, 1003 Beringer Pl. JD to send out meeting reminder prior to meeting.