

## Vintage Grove HOA - Meeting Minutes

Board Members Present: T. Paterno, D. Beloskur, A. Greene  
Board Members not present: B. Scott, M. Gibbs, D. Lanuti  
Neighbors Present: none  
Visitors: Ben (AquaFortis)  
When: 6:30-7:45p - December 30, 2010  
Where: Apex Library

### Minutes

- I. Call to Order – 6:30p
- II. Last Meeting Minutes – Approved by the board
- III. Pool Discussion w/ Ben from Aqua Fortis
  - Question from Board: Why not tie the new coping to the existing pool deck. (Based on quote from Rising Sun Pools)
  - Answer from Ben: That the new coping will be tied to the pool wall not the existing decking. This will allow for expansion between the deck and the coping. Tying these together (coping, wall and deck) would potentially lead to cracking as there is no room for expansion in any direction. Ben advised that if the deck or pool wall does move a differential in heights could occur. However, based on the age of the pool and decking Ben suggested that any further settling is unlikely.
  - VGHOA: Agreed to not tie the deck into the coping based on Ben's recommendation.
  - Question from Board: Could do both a mix in colorant and Cool Deck.
  - Answer from Ben: \$250 add to latest proposal. Ben did mention that there will be some color variations between each slab as well as between the cool deck and the underlying cement.
  - Board asked that Ben to send pictures of colored cement work (mix in) that he is done in the past. Also to send us names / contacts of previous references.
  - Board agreed to a Jan 8th to wrap up and vendor selection.
  - Doug to take point on asking for references, contract extensions, pool photos, warranty improvements, price reductions from Ben.
  - Board has wondered if Andrew (ask) will champion the pool oversight during the construction phase of the project. Possibly a weeks or two commitment.
- IV. Pool Maintenance
  - Tony: Pool cover to limit debris if we keep pool open year round. Tony to check on pricing and bring back more info to board for further consideration.

- Need to check what the costs are to keep open vs. close – need to see apples to apples. Need to consider this from now through the 2011 season to make a decision on the closing period for 2011-2012 and beyond.
- Tony: Currently the pool level seemed to be low, Tony to call Mary on pool level right now.
- Decision by board, since we will be doing pool works this winter / spring we will not re-fill pool now to eliminate the debris and green color.

#### V. Reserve Analysis

- Need to finalize our reserve analysis to show for our annual homeowner meeting in April.
- ACTION for each board member: Each member to look over the analysis to add line items, modify so this can be quickly finalized at the next meeting.

#### VI. Capital Account Creation to fund Reserve Analysis Plan

- Board has approved the creation of a separate capital reserve fund and to use \$6,000 of our current liquid funds to open the account.

#### VII. Playground

- Dave Bohm – Agreed to investigate the playground issue w/ Tony.
- Dave is going to develop a plan, to present to the community at the annual meeting.
- Tony will ask Dave to join us at our next meeting to provide a rough draft of his thoughts.

#### VIII. Budget 2011

- Tony to propose a bigger social budget. September community party \$750 to put into social account, board approves.
- Sign Repairs - Doug to look into 12/31/2010, sign has worked sporadically during the winter. May need to be repaired professionally.
- Tony to propose more \$ for plantings, noticed that \$1,690.00 has already been allocated outside our maintenance contract. Tony to check with Mary if these funds are allocated for extra plantings. If so, no updates are needed.
- Tony suggested during our 2011 Spring Clean Up we extensively re-paint the playground equipment. Tony will chair, however he needs help with this and will plan to solicit this help during the Annual Meeting.
- 2011 budget conditionally approved by board, Tony to update with Mary. Need to see latest update for final approval.

#### IX. Annual Meeting Marketing

- Raffle \$250 (item TBD) board approves. Need to think about what item to raffle and Board needs to publicize to VG neighbors.

#### X. Adjourn – 7:45p