

December 2011 Meeting:

Meeting Opened : 7:39PM

Attendance: Bob Hight, Kevin Hines, Eric Fagerstrom

1. Based on the 2011 Vintage Grove Balance Sheet (Provided by Mary Gibbs) we will have a surplus being carried over to 2012 and according to Bob Hight are conservatively projecting no change in dues for the 2012 Vintage Grove Homeowners. Bob H Motioned accepting this budget and Eric F. 2nd Unanimous approval.
2. Upon reviewing the VG Reserve Accounts and discussing the proper funding for the Playground Equipment without stressing our Backup Reserves we collectively decided to wait until the money (\$7,650) that is to be set aside in March 2012 to be allocated for the 1st phase of the Playground Equipment purchase for Preferred Playground (providing no unforeseen major expenses arise). Bob H. Motioned & Kevin H. 2nd Unanimous approval
3. Please have management sent out Courtesy Reminder of Delinquent Dues to VG homeowners: 1005 Mondavi, 1005 Beringer, 1007 Senoma if Mary Gibbs has already notified these residents and it has been greater than 14 days without proper payment arrangement; The next step is to pursue immediately with a Certified Letter.
4. Please remind homeowners at 1010 Beringer that a POD Pack has been residing on the premises for several weeks and this is a violation of the rules and regulations of Vintage Grove. A courtesy letter to ask the homeowners remove the POD Pack from the from of the driveway within 10 days of letter being delivered.
5. Eric has requested that we collectively try to obtain at least 3 Reputable Landscaping Companies to compare with Yardniques Contract. We should review these contracts to obtain who will best serve the Vintage Grove Landscaping.
6. Much discussion regarding the recent notification that the undeveloped land adjacently west of Vintage Grove is up for possible development and rezoning. We need to collectively have our neighbors turn out to the meeting Wednesday Dec 21 at 6:30PM to have the owners address our concerns. From Homeowner Mr Fredenberg:
  - 1) What is the exact list of structure types allowed for the PUD-CZ designation? Can it be a business center?
  - 2) What unit density is expected to be developed on the property? This might give an idea of what type of structure (townhomes vs apartments).
  - 3) Is the property government subsidized or private?
  - 4) What is the expected price range for the units?
  - 5) Will the property continue to fit the current neighborhood appearance such as interspersed trees (i.e., not clear cut), nothing taller than

two stories, general appearance consistent with existing structure quality? There is mostly single family homes right in this area so would like for the building to fit in and uphold property value.

6) Who is the developer? Is it somebody local to the area?

7) Is the developer asking for any waivers to existing rules under the PUD-CZ zoning designation?

8) Is there any concern over watershed issues? It appears that this is low lying area with collection ponds feeding the creek.

9) What about traffic patterns and studies for Old Raleigh Road?

10) What about the undeveloped land between the proposed site and Surrey Meadows/Peakway? How is that going to be zoned and what effects does this have on that property and plan? Currently there is a road from Surrey Meadows that appears to be headed towards the proposed site - what is the plan for that?

7. We need to also bring up to date our address/phone/email listing directory for 2012 so the recommendation is for each Board Member take 2 streets (Your Choice) and go door to door this 1st 2 weeks in January.

Meeting adjourned 8:37PM

PS. I recommend that we start a "Acknowledgement of Letter of Gratitude for Service" that is framed 8x10 (around \$10 frame each). If you agree with this proposal please let me know and I will send out a draft to be reviewed and/or modified.