

Bohanan, Mike

From: Bohanan, Mike

Sent: Friday, September 07, 2007 8:46 AM

To: Rich Alderson (Vintage II - Touraine); Cheryl Smith (Vintage II - Touraine) (toddc@earthlink.net); Kimberly Lewis (Vintage III - Pomerol / Provence); Jan Klier (Vintage III - Pomerol / Provence) (jan@allklier.com); Nishant Mittal - Vintage III (Pomerol / Provence) (nishantm@amazon.com); Frank Bloom (Vintage IV - Bouchard); John Anderson (Vintage IV HOA - Bouchard); Stefan Knopf (Vintage IV HOA - Bouchard); (snalewabau@hotmail.com); Mark Wong - Vintage IV (Pomerol / Provence) (markwong@ckarch.com); Hugh Vidos (Vintage V HOA); Joe Merza (Vintage V HOA); Tom Grossi (Vintage V); Barbara Pelfrey (Vintage VI - Bordeaux); Jay Jennings (Vintage VI - Bordeaux); Patrice Virgin (Vintage VII - Cameray) (patrice.virgin@cameray.com); Greg Kent (Vintage I HOA)

Cc: 'Holly H Hoyt'; George Malone (MSNBC-JV); Greg Kent (Vintage I HOA)

Subject: RE: Vintage Common Areas - Mtg Minutes (20 Aug 2007) FINAL

Everyone -- I've received no comments or corrections, so the minutes are now considered FINAL.

As always, please forward me any updates to your Boards or contact information.

Also, don't forget our next mtg scheduled for 7 p.m. on **22 Oct** at the Cameray clubhouse.

Proposed agenda topics at this time include:

1. Update on anticipated 2007 expenses
2. Agreement on the 2008 budget (especially any capital items so we can estimate amounts for individual HOA budgets)
3. What's good and bad? (More than just "how are things going", I'd like us to hear from each HOA about things that are working well or and thing that are not working well, especially where we can all benefit, e.g. landscapers, property management, resident disputes, etc.)

Thanks,
Mike

From: Bohanan, Mike

Sent: Wednesday, August 29, 2007 8:11 PM

To: Rich Alderson (Vintage II - Touraine); Cheryl Smith (Vintage II - Touraine) (toddc@earthlink.net); Kimberly Lewis (Vintage III - Pomerol / Provence); Jan Klier (Vintage III - Pomerol / Provence) (jan@allklier.com); Nishant Mittal - Vintage III (Pomerol / Provence) (nishantm@amazon.com); Frank Bloom (Vintage IV - Bouchard); John Anderson (Vintage IV HOA - Bouchard); Stefan Knopf (Vintage IV HOA - Bouchard); (snalewabau@hotmail.com); Mark Wong - Vintage IV (Pomerol / Provence) (markwong@ckarch.com); Hugh Vidos (Vintage V HOA); Joe Merza (Vintage V HOA); Tom Grossi (Vintage V); Barbara Pelfrey (Vintage VI - Bordeaux); Jay Jennings (Vintage VI - Bordeaux); Patrice Virgin (Vintage VII - Cameray) (patrice.virgin@cameray.com); Greg Kent (Vintage I HOA)

Subject: Vintage Common Areas - Mtg Minutes (20 Aug 2007) DRAFT

Everyone - Shown below are the DRAFT minutes from our Common Areas Committee meeting on 20 Aug 07. Please respond by no later than **7 Sep** with any corrections. After that date, I'll forward the final version.

Mike Bohanan

9/7/2007

1. **Security** – Frank reported a computer theft from a car with a garage door left open. Bordeaux reported two instances of attempted home break-ins.
2. **Gravel Trucks** – Frank also reported that gravel trucks have been traveling along SE 8th and 24th as early as 7 a.m. Calls to the city reported that trucks are allowed to do so.
3. **Soliciting** – Discussion regarding scams related to neighborhood solicitors, esp an "Israel Art School" scam to sell art out of their cars. This scam is apparently well understood in Europe.
4. **Dogs** – Barbara reported that they're wanting to install pet waste stations. Mike stated that Vintage I had simply installed dog signs with the expectation that it would be sufficient enough to deter owners.
5. **Dumping** – Barbara reported the continuing problem of dumping in Bordeaux dumpster by outsiders. She requested that other HOAs inform their residents about this prohibition.
6. **Bouchard Park** – Frank provided evidence from a title company showing that the park along 24th belongs to Bouchard. Therefore, accepted common area expenses are valid.
7. **2006 Expenses** – All HOA's reported that expenses for 2006 had been transferred in accordance with previous guidance.
8. **2007 Expenses** – All HOA's confirmed expected expenses for 2007 similar to what they reported for 2006 with no large deviations.
9. **2008 Expenses** – Mike discussed several options for capital expenditures in 2008 which would affect all HOA dues. Request was to consider each idea for discussion so we could then for vote for approval of budgetary figures at the next meeting. As approved, various HOAs would incur the expenses and then bill them as Common expenses. Expenditures included:
 1. Projector and Screen for movies in the park
 2. Fence for main park along 238th
 3. Soccer Field (no input – likely will not be considered for 2008)
 4. Dead trees along 238th
 5. Repair/Upgrade of benches in main park
10. **Lawn Care Service** – Mike suggested that HOAs may want to combine interested homeowners to get a better deal on lawn service. Mike to provide web link for each HOA to advertise so residents can express interest. Based on the number, the Committee would then approach several lawn care companies.
11. **Touraine Monument** – Committee agreed that the 4-foot strip of trees and bark along the north side of the Touraine monument should be considered common area. The five HOAs represented unanimously agreed.
12. **Web Site** – Interest was expressed for a web site for the Common Areas. Frank offered that

Discussion Topics:

- Voting Attendees:
 Vintage I (Keswick / Avignon) - Mike Bohanan
 Vintage II (Touraine) – Cheryl Smith
 Vintage III (Pomeral / Provence) - Not represented
 Vintage IV (Bouchard) – Frank Bloom
 Vintage V (Greens) – Hugh Vidos
 Vintage VI (Bordeaux) – Barbara Pelfrey
 Vintage VII (Camaray) – Not represented
- Non-voting Attendees:
 Vintage IV (Bouchard) – John Anderson
 Vintage IV (Bouchard) – Mark Wong
 Vintage VI (Bordeaux) – Jay Jennings

Meeting Minutes

Chairman, Vintage Common Areas Maintenance Committee
 President, Vintage I HOA

someone within Bouchard would create a page off their HOA web site free of charge
Next Meeting – The next scheduled meeting is set for **22 Oct 07** at 7 p.m. at the Cameray clubhouse. The objective will be to discuss 2007 expenses and 2008 budgets. Please mark your calendars so you don't forget!

From: Bohanan, Mike
Sent: Sunday, July 22, 2007 10:09 AM
To: Rich Alderson (Vintage II - Touraine); Cheryl Smith (Vintage II - Touraine) (toddc@earthlink.net); BOD (Vintage II - Touraine); Kimberley Lewis (Vintage III - Pomerai / Provence); Jan Klier (Vintage III - Pomerai / Provence) (jan@alklier.com); Nishant Mittal - Vintage III (Pomerai / Provence) (nishantm@amazon.com); Frank Bloom (Vintage IV - Bouchard); John Anderson (Vintage IV HOA - Bouchard); Stefan Knopf (Vintage IV HOA - Bouchard); (snalewabau@hotmail.com); Mark Wong - Vintage IV (Pomerai / Provence) (markwong@ckarch.com); Hugh Vidos (Vintage V HOA); Joe Merza (Vintage V HOA); Tom Grossi (Vintage V); Barbara Peffrey (Vintage VI - Bordeaux); Jay Jennings (Vintage VI - Bordeaux); Mark Hubers (Vintage VI - Bordeaux); Patrice Virgin (Vintage VII - Cameray); Ruth Edwards (Vintage VII - Cameray)
Cc: 'Holly H Hoyt'; George Malone (MSNBC-JV); 'Greg Kent (Vintage I HOA)'
Subject: Vintage Common Areas - Proposed Agenda for 20 Aug Mtg

Everyone – Please don't forget our next mtg on 20 Aug at the Cameray clubhouse (7 p.m.).


Listed below are proposed items for the agenda. Please feel free to add other items as you see the need.

1. 2006 expenses – Completion of payments between HOAs?
 2. 2007 expenses – Preparations and timetable
 3. 2008 budget – Initial budgets now with plan to firm up at Fall mtg in time for individual HOA budget mtgs
 4. Vintage I park fence
 5. Cameray soccer field
 6. Bouchard Park ownership – King county?
- Mike

PROXY

I, STEFAN KNOPF, resident of Bouchard and president of the Bouchard Homeowners Association, authorize Frank Bloom, Vice President of Bouchard HOA, to vote for me in my absence during the Vintage Board of Directors meeting on August 20, 2007.

Signature



Date

Aug - 13 - 2007

Subject: RE: Help/INFORMATION IN REFERENCE TO TRACT F
Date: Thu, 16 Aug 2007 07:56:43 -0700
From: Doug.Pittman@cct.com
To: Laurie.McQueen@cct.com; FRANK_BLOOM@MSN.COM
CC: james.w.grace@verizon.net

IT appears to me that the formal name of the Plat is "The Vistas at Beaver Crest".
On the Face of the plat Tract F is noted as a Recreation Open Space (Private).

The following all appear to apply:

Tract F is a recreational/Open Space Tract hereby conveyed to the Vintage Homeowners Association. Tract F shall be maintained by the Homeowners Association.

There are multiple esmts over Tract F for utilities as fully described in Note 18 on the face of the Plat.

Tract F, Permanent Open Space: As a requirement for approval of the plat, this Tract is set aside and reserved for permanent open space and recreational use for the benefit of the present and future owners of the lots in this subdivision per hearing examiners report and decision regarding this plat dated July 22, 1997. As a condition of approval, the undersigned owners of interest in the land hereby subdivided do grant and convey a perpetual easement in Tract F for the use and benefit of all present and future owners of the lots in this subdivision. Except as noted on the plat, no building shall be placed on Tract F without the approval of King County department of Environmental Services and such Tract shall not be further subdivided or used for financial gain.

in 1999 a recorded Declaration under number 9904201286 - pg 12 Section 2.15

states: RECREATIONAL TRACT. Declarant hereby grants and

conveys Tract F to the Vintage 4 Association. Tract F is a recreational/open space which shall be operated and maintained by the Vintage 4 Association. The board may assess Lot Owners for the costs of operating and maintaining Tract F as provided in Article 7 of this Declaration.

BOARD OF DIRECTORS C/O ROBERT BALDWIN
VINTAGE 4 HOMEOWNERS ASSOCIATION
14410 BEL-RED ROAD, SUITE 200
BELLEVUE, WA. 98007

BASED ON 1999 INSTRUMENT. My frustration has been as to who is
paying taxes fro the parcel- I cannot seem to locate how the Assessor is
assessing the property- I found a tax parcel number 896199 0280 but
cannot find an assessment for it. Further questions should be addressed to
the assessors office. The account has been killed.

DOUG PITTMAN
SR TITLE OFFICER
CHICAGO TITLE

From: McQueen, Laurie
Sent: Tuesday, August 14, 2007 8:39 PM
To: Pittman, Doug
Subject: FW: Help

Can you look into this please?

Thanks Douglas!

L

Laurie

Laurie McQueen

Chicago Title

425-766-6889

Laurie.McQueen@ct.com

www.usechicagotitle.com

From: James Grace [mailto:james.w.grace@verizon.net] Sent:
Tuesday, August 14, 2007 7:30 PM To: McQueen, Laurie Cc: Frank &

QuickTime™ and
iPDF (uncompressed) documents
are needed to see this picture.