

Vintage Common Areas Meeting Minutes 22 Oct 2007

Voting Attendees:

Vintage I (Keswick / Avignon) – Mike Bohanan
Vintage II (Touraine) – Rich Alderson
Vintage III (Pomeral / Provence) – Kimmberly Lewis
Vintage IV (Bouchard) – John Anderson
Vintage V (Greens) – Tom Grossi
Vintage VI (Bordeaux) – Jay Jennings
Vintage VII (Cameray) – Patrice Virgin / Sharon Garcia

Non-Voting Attendees:

Vintage III (Pomeral / Provence) – Jan Klier
Vintage V (Greens) – Hugh Vidos

Meeting commenced at approximately 7:15 p.m. at Mike's house since the Cameray clubhouse was unusable at the last minute.

Discussion Topics:

1. What's good and bad? – Much discussion about newsletters, solicitors, and (especially) landscapers. Three HOAs currently use Total and commented about lack of responsiveness this past year. Two HOAs use Eastside and commented about the excellent service. Unanimous agreement that we would ask Eastside landscaping to present a proposal for all HOAs at our next mtg. Committee and individual HOAs would then decide whether to go with Eastside for all seven HOAs or some subset, expecting increased savings if we go with all seven. Mike to contact Eastside.
2. Monument vandalism – Mike described the recent vandalism to the Vintage and Avignon monuments in Vintage I. Jay Jennings says he originally worked for Murray-Franklin, has access to the original artwork for the letters and knows someone who can do the work. Mike to get info from Jay to supplement bid from other source – Icon Signs of Woodinville.
3. Common Website – Discussion about a simple Common Areas website to post meeting minutes, etc. Mike to continue pursuing a link off the Vintage I site as his volunteer is able and will likely pursue hiring outside vendor for the future. Rich and Patrice to provide names of companies/individuals able to maintain the website. Mike to contact for Vintage I.
4. Vintage I House Painting – Much discussion on repainting. None of the other seven HOAs like the colors being approved by Vintage I and all are concerned that they could diminish property values. Mike reminded everyone that, in the end, only Vintage I can determine approved colors for their neighborhood. However, he confirmed that several Vintage I homeowners are lining up on both sides of the issue and that it's likely to be discussed at length at the upcoming Annual mtg. Mike further commented that this could be the means to finally get greater homeowner participation on the architectural review committee.
5. 2007 Expenses – Each HOA verified their expected expenses for 2007 to enable preparation of individual 2008 budgets. For 2008 budgetary purposes, individual HOAs should use the amounts below (see attachment) (Post mtg note – figures revised slightly from those discussed at Common Areas mtg to reflect updates from Vintage I mtg on 23 Oct)
6. 2008 Capital Expenses – Much discussion on the cost of the fence for the main park. Mike explained that the current vote is to simply enable Vintage I to budget for the funds in 2008. No funds will actually be spent until the Common Areas committee approves them. Committee agreed Vintage I should budget **\$12,000** for specific improvements to be determined at a later date this coming winter/spring.

Confirmation with Sharon that since there was still no formal proposal for the soccer field, any potential improvements would need to wait for the 2008 budget cycle next year.

7. Common Area Capital Improvements – Much discussion on funding for capital improvements. Committee agreed we should investigate having each HOA contribute a portioned amount each year (based on number of lots) to a Capital fund account for the Common Areas Committee. Funds from this account would then be used for current year projects. This would preclude Vintage I (and other HOAs) from having to carry the interest-free loans for more than a year before recovering from the other HOAs. To be discussed further at the next mtg.

Meeting concluded at approximately 9:15.

Next meeting is scheduled for 7 p.m. on 25 Feb 2008 at the Cameray clubhouse. Proposed agenda to include the topics listed below.

Proposed Agenda for 25 Feb 08:

Eastside Landscaping Proposal – Lonnie Eager to present

2007 Expenses – Plan to bring all invoices so we can quickly reconcile payments between HOAs

2008 Common Area Projects – Discuss ideas for spending the \$12K budgeted by Vintage I

Capital Improvement Account – Discuss process and mechanisms for initiating a capital fund

Lawn Care Service – Update on possible joining of service for individual homeowners to save money

Vintage I House Painting – Update on situation and plan following Vintage I Annual Mtg (depending on date)

Projected 2007 Common Area Expense payments for 2008 budgeting:

	Est amt to be paid (or owed)
Vintage I (Avignon & Keswick)	(\$10,516)
Vintage II (Touraine)	\$4,823
Vintage III (Provence & Pomeray)	\$509
Vintage IV (Bouchard)	(\$11,980)
Vintage VI (Bordeaux)	\$7,726
Vintage VII (Cameray)	\$7,982
Vintage V (Greens at Beaver Creek)	\$1,457