

Bohanan, Mike

From: Bohanan, Mike
Sent: Monday, April 30, 2007 6:05 AM
To: 'Barbara Pelfrey (Vintage VI - Bordeaux)'; 'Barbara Simonson (Vintage IV HOA - Bouchard)'; 'Bob Simonson (Vintage IV - Bouchard)'; 'BOD (Vintage II - Touraine)'; 'Frank Bloom (Vintage IV - Bouchard)'; 'Hugh Vidos (Vintage V HOA)'; 'Jay Jennings (Vintage VI - Bordeaux)'; 'Joe Merza (Vintage V HOA)'; 'John Anderson (Vintage IV HOA - Bouchard)'; 'Kimmberly Lewis (Vintage III - Pomerol / Provence)'; 'Mark Hubers (Vintage VI - Bordeaux)'; 'Mike Dryja (Vintage III - Pomerol / Provence)'; 'Patrice Virgin (Vintage VII - Cameray)'; 'Rich Alderson (Vintage II - Touraine)'; 'Ruth Edwards (Vintage VII - Cameray)'; 'Stefan Knopf (Vintage IV HOA - Bouchard)'; 'Tom Grossi (Vintage V)'
Cc: 'Gary DeBoer (Vintage I - MacPherson)'; 'Greg Kent (Vintage I HOA)'; 'Holly Heitsch (Vintage I HOA)'; 'George Malone (Vintage I HOA)'
Subject: RE: Vintage Common Areas - Mtg Minutes (23 Apr 2007) FINAL

Everyone - Stefan clarified that he's not certain Bouchard transferred possession of the small park along 244th to King County, and he's still confirming the exact status of the park. However, with that clarification, there were no other corrections and additions to the minutes, so they are now declared FINAL.

BTW - Once we confirm Bordeaux's water expenses, we'll be ready to go final with the 2006 common area expenses. I'll advise as soon as we have that.

Mike

From: Bohanan, Mike
Sent: Tuesday, April 24, 2007 5:37 PM
To: 'Barbara Pelfrey (Vintage VI - Bordeaux)'; 'Barbara Simonson (Vintage IV HOA - Bouchard)'; 'Bob Simonson (Vintage IV - Bouchard)'; 'BOD (Vintage II - Touraine)'; 'Frank Bloom (Vintage IV - Bouchard)'; 'Hugh Vidos (Vintage V HOA)'; 'Jay Jennings (Vintage VI - Bordeaux)'; 'Joe Merza (Vintage V HOA)'; 'John Anderson (Vintage IV HOA - Bouchard)'; 'Kimmberly Lewis (Vintage III - Pomerol / Provence)'; 'Mark Hubers (Vintage VI - Bordeaux)'; 'Mike Dryja (Vintage III - Pomerol / Provence)'; 'Patrice Virgin (Vintage VII - Cameray)'; 'Rich Alderson (Vintage II - Touraine)'; 'Ruth Edwards (Vintage VII - Cameray)'; 'Stefan Knopf (Vintage IV HOA - Bouchard)'; 'Tom Grossi (Vintage V)'
Cc: 'Gary DeBoer (Vintage I - MacPherson)'; 'Greg Kent (Vintage I HOA)'; 'Holly Heitsch (Vintage I HOA)'; 'George Malone (Vintage I HOA)'
Subject: RE: Vintage Common Areas - Mtg Minutes (23 Apr 2007) DRAFT

Everyone - Shown below are the DRAFT minutes from our Common Areas Committee meeting on 23 Apr 07.

Please respond by no later than 29 Apr with any corrections. After that date, I'll forward the final version.

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

Meeting Minutes

Voting Attendees:

Vintage I (Keswick / Avignon) - Mike Bohanan
Vintage II (Touraine) - Not represented
Vintage III (Pomerol / Provence) - Not represented
Vintage IV (Bouchard) - Stefan Knopf
Vintage V (Greens) - Tom Grossi
Vintage VI (Bordeaux) - Barbara Pelfrey

Vintage VII (Cameray) – Patrice Virgin

Non-voting Attendees:

Vintage IV (Bouchard) – John Anderson

Discussion Topics:

1. **Security** - Bordeaux and Cameray discussed plans to go to electronic card security for clubhouse and pool, replacing current key locks. This is in response to recent theft of Persian rug from the clubhouse and continuing trespassing in the pool.
2. **Ownership of Bouchard Park** – Question arose regarding ownership of Bouchard park. Stefan and John mentioned that they believe the park along 244th outside Bouchard actually belongs to King County. If so, why is Vintage Committee required to maintain? Stefan to research whether this is actually the case.
3. **Rentals** - Mike expressed concern about the number of renters vs owners for each HOA and asked each HOA to estimate the number of rentals they each have. Vintage I: 5? / Vintage II: ? / Vintage III: ? / Vintage IV: 0 / Vintage V: 0 / Vintage VI: 12? / Vintage VII: 4. Future discussion item as to what might be done to restrict the number of renters or if it's desirable.
4. **Movies** - Mike to check with Frank Bloom regarding the panel truck (screen) and projector for loan FOC.
5. **Garage Sale** - Agreement that HOA's would use lime green colored signs and balloons, if desired, for a common look for the garage sales.
6. **Swings** - Mike reported that the two new swings would be installed in the Vintage I main park shortly.
7. **Fences along SE 4th** - Several fences damaged during winter winds. Concern that kids might be using some of the wood for bike ramps. Agreement that repairs should be made quickly to discourage vandalism.
8. **Soccer Field** - Patrice working on ideas and quotes in time for end-of-year budgets for possible installation in spring 2008.
9. **Dogs** - Mike discussed plans for Vintage I to install dog waste bag containers and signs to try and reduce waste. Tom says he knows where to get dispensers for doggie waste bags for around \$400 and will provide the name to others.
10. **Fencing for Vintage I Park** - Tom presented fencing idea with photos for main park in Vintage I. Cost would be around \$8,800. Mike agreed to present to Vintage I Board and report back. Tom to then pursue quotes. IF decision is made to proceed, HOA's would be asked to budget for 2008 with installation no sooner than spring 2008.
11. **2006 Common Area Expenses** - Bordeaux presented their expenses and Committee approved. However, Barbara wanted to confirm the water bill before confirming as final. Vintage II was not present to present their expenses. (Note: Subsequent to the Committee Mtg, Vintage II presented their expenses and they were accepted without discussion since they were less than last year.)
12. **Bark Mulch** - Mike presented bids from the contractors as shown below. In spite of requests for firm, fixed prices, all companies instead provided bids based on a set amount of bark. All prices include installation, clean-up, and sales tax. Committee members expressed concern that bids were based on our estimates of quantity rather than actual measurements by the contractors. Everyone agreed that we should see if Applied Organics would agree to a firm, fixed price. Applied had stated that they would offer same price per yd for individual HOA's and homeowners. However, they would require 10 yd minimum or \$100 flat fee, plus price per yd for lesser amounts. Mike to meet with Applied Organics at 7 p.m. on 24 Apr.

Pacific Topsoils - \$16.3K / 400 yds
Bark King - \$14.9K / 400 yds
Applied Organics - \$13.7K / 400 yds
Eastside Landscaping - \$19.5K / 430 yds
Total Landscaping - \$20.3K / 500 yds
Teufel Landscaping - No response

Next Meeting – The next scheduled meeting is set for **20 Aug 07** at 7 p.m. at the Cameray clubhouse. The objective will be to discuss any summertime issues and to begin preparations for our 2008 budgets. Please mark your calendars so you don't forget!

From: Bohanan, Mike
Sent: Sunday, April 22, 2007 5:08 PM
To: 'Barbara Pelfrey (Vintage VI - Bordeaux)'; 'Barbara Simonson (Vintage IV HOA - Bouchard)'; 'Bob Simonson (Vintage IV - Bouchard)'; 'BOD (Vintage II - Touraine)'; 'Frank Bloom (Vintage IV - Bouchard)'; 'Hugh Vidos (Vintage V HOA)'; 'Jay Jennings (Vintage VI - Bordeaux)'; 'Joe Merza (Vintage V HOA)'; 'John Anderson (Vintage IV HOA - Bouchard)'; 'Kimmerly Lewis (Vintage III - Pomerol / Provence)'; 'Mark Hubers (Vintage VI - Bordeaux)'; 'Mike Dryja (Vintage III - Pomerol / Provence)'; 'Patrice Virgin (Vintage VII - Cameray)'; 'Rich Alderson (Vintage II - Touraine)'; 'Ruth Edwards (Vintage VII - Cameray)'; 'Stefan Knopf (Vintage IV HOA - Bouchard)'; 'Tom Grossi (Vintage V)'
Cc: 'Gary DeBoer (Vintage I - MacPherson)'; 'Greg Kent (Vintage I HOA)'; 'Holly Heitsch (Vintage I HOA)'; 'George Malone (Vintage I HOA)'
Subject: Vintage Common Areas - Mtg tomorrow night (23 Apr)

Everyone - Don't forget our meeting tomorrow night at 7 p.m. at Cameray.

Below is a list of items to discuss along with any others you might have.

- 1. 2006 Expenses - Need to close out expenses for Vintage II (Touraine) and VI (Bordeaux) to close out all of 2006.**
- 2. Common Area Bark - See bids below. (As you'll recall, we used \$13K for budgeting which is on the low side for most bids coming in. However, it's possible the bid for \$13.7K might be acceptable. We need to discuss.)**
3. Movies in the park
4. Garage sale dates
5. New swings in main park
6. Fence ideas for main park (Tom Grossi)
7. Soccer field ideas

Pacific Topsoils - \$16.3K (See attachment)
Bark King - \$14.9K (See attachment)
Applied Organics - \$13.7K (See attachment)
Eastside Landscaping - \$19.5K (See attachment)
Total Landscaping - Confirming receipt of response
Teufel Landscaping - No response

<< Message: RE: Vintage Common Areas - Bark blower service (Pacific Topsoils) >> << Message: RE: Vintage Common Areas - Bark Mulch (Eastside) >> << Message: Bark King Bids >> << Message: RE: Vintage Common Areas - Bark Mulch (Applied Organics) >>

Bohanan, Mike

From: Bohanan, Mike
Sent: Tuesday, May 01, 2007 7:17 AM
To: 'Barbara Pelfrey (Vintage VI - Bordeaux)'; 'Barbara Simonson (Vintage IV HOA - Bouchard)'; 'Bob Simonson (Vintage IV - Bouchard)'; 'BOD (Vintage II - Touraine)'; 'Frank Bloom (Vintage IV - Bouchard)'; 'Gary DeBoer (Vintage I - MacPherson)'; 'George Malone (Vintage I HOA)'; 'Greg Kent (Vintage I HOA)'; 'Holly Heitsch (Vintage I HOA)'; 'Hugh Vidos (Vintage V HOA)'; 'Jay Jennings (Vintage VI - Bordeaux)'; 'Joe Merza (Vintage V HOA)'; 'John Anderson (Vintage IV HOA - Bouchard)'; 'Kimberly Lewis (Vintage III - Pomerai / Provence)'; 'Mark Hubers (Vintage VI - Bordeaux)'; 'Mike Dryja (Vintage III - Pomerai / Provence)'; 'Patrice Virgin (Vintage VII - Cameray)'; 'Rich Alderson (Vintage II - Touraine)'; 'Stefan Knopf (Vintage IV HOA - Bouchard)'; 'Tom Grossi (Vintage V)'
Subject: Vintage Common Areas - 2006 Expenses
Attachments: Vintage Common Areas 2006 Expenses.xls

Everyone - We now have agreement on our 2006 Common Area expenses. Attached is the MS Excel spreadsheet with the various expense amounts agreed to as well as the calculations used to arrive at the totals (same spreadsheet we've used for the past several years). Also, listed below is the requested payment plan to reconcile payments between HOA's. Please coordinate for payments directly with the appropriate HOA's as shown.

Please note the large expense for Vintage I was the \$20 per household acquisition fee (partial payment for play structure originally paid for by Vintage I). Also, the large expense for Vintage IV is for the inclusion of their park as a common area. Both items were discussed and agreed to in the past. So, hopefully, there are no surprises.

We'll look to see everyone at our next mtg on 20 Aug at 7 p.m.. At that time, we'll start discussing planned expenses for 2008 so we can begin preparing our individual HOA budgets accordingly.

Thanks,
Mike

BTW - With changes to the various Boards, please let me know if I need to add or delete anyone from this distribution list.

Vintage I (Avignon & Keswick) Receives \$6,060 from Vintage II. Receives \$9,244 from Vintage VII. Receives \$1,806 from Vintage III
Vintage II (Touraine) Pays Vintage I \$6,060
Vintage III (Provence & Pomerai) Pays Vintage I \$1,806. Pays Vintage IV \$164
Vintage IV (Bouchard) Receives \$8,707 from Vintage VI. Receives \$2,339 from Vintage V. Receives \$164 from Vintage III
Vintage VI (Bordeaux) Pays Vintage IV \$8,707.
Vintage VII (Cameray) Pays Vintage I \$9,244
Vintage V (Greens at Beaver Creek) Pays Vintage IV \$2,339



Vintage Common
Areas 2006 Expe...