

Bohanan, Mike

From: Bohanan, Mike
Sent: Sunday, August 06, 2006 12:33 PM
To: 'Cheryl Smith'; 'robert simonson'; 'Frank BLOOM'; 'tomgrossi@navigator-re.com'; 'Barbara.Pelfrey@Seattle.Gov'; 'jimdc@cdcmanagement.com'; 'm_hubers@yahoo.com'; 'Hugh@vidos.com'; 'jmahoney65@msn.com'; 'equineform@msn.com'; 'jmerza1261@aol.com'; 'herphywa@comcast.net'; 'kimberly.lewis@comcast.net'; 'Linap3m@comcast.net'; 'patricemariiev@yahoo.com'; 'ruth_edwards@misd.wednet.edu'; 'board@tourainehoa.org'; 'Mike Dryja (Vintage III - Pomerai / Provence)'
Cc: 'george.malone@msnbc.com'; 'kentgsg@comcast.net'; 'hoythome@comcast.net'
Subject: RE: Vintage Common Areas - Meeting (25 July 2006) FINAL Minutes

Everyone - There were no changes or corrections, so the minutes below are now FINAL. We'll see you at our next meeting on **18 Sept at 7 o'clock**.

Mike

Rich - Please be sure and forward your common area expenses for 2005 so we can hopefully approve via email and close out 2005. Thanks

BTW - Minutes from all Common Area meetings since the beginning are now on our Vintage I HOA website - <http://www.vintageonehoa.com/>
 On the lefthand navigation bar: "Our Homeowner Association" / "Meeting Minutes" / "Common Area Meeting Minutes"

From: Bohanan, Mike
Sent: Saturday, July 29, 2006 2:54 PM
To: 'Cheryl Smith'; 'robert simonson'; 'Frank BLOOM'; 'tomgrossi@navigator-re.com'; 'Barbara.Pelfrey@Seattle.Gov'; 'jimdc@cdcmanagement.com'; 'm_hubers@yahoo.com'; 'Hugh@vidos.com'; 'jmahoney65@msn.com'; 'equineform@msn.com'; 'jmerza1261@aol.com'; 'herphywa@comcast.net'; 'kimberly.lewis@comcast.net'; 'Linap3m@comcast.net'; 'patricemariiev@yahoo.com'; 'ruth_edwards@misd.wednet.edu'; 'board@tourainehoa.org'; 'Mike Dryja (Vintage III - Pomerai / Provence)'
Cc: 'george.malone@msnbc.com'; 'kentgsg@comcast.net'; 'hoythome@comcast.net'
Subject: Vintage Common Areas - Meeting (25 July 2006) DRAFT Minutes

Everyone - Shown below are the DRAFT minutes from our Common Areas Committee meeting on 25 July. *Please respond by no later than 4 Aug with any corrections.* After that date, I'll forward the final version of the minutes.

On a separate note, I've attached a copy of my recent email to the City of Sammamish regarding the transition to large recycle bins. Two council members have already responded back positively to my memo. If you'd like to also voice your opinion, please go to <http://www.ci.sammamish.wa.us/>.

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

8/7/2006

Meeting Minutes

Voting Attendees:

Vintage I (Keswick / Avignon) - Mike Bohanan
 Vintage II (Touraine) – Rich Alderson
 Vintage III (Pomeral / Provence) - Mike Dryja
 Vintage IV (Bouchard) – Frank Bloom
 Vintage V (Greens) – Tom Grossi
 Vintage VI (Bordeaux) – Mark Hubers
 Vintage VII (Cameray) – Ruth Edwards

Non-voting Attendees:

Vintage IV (Bouchard) – Bob Simonson
 Vintage VI (Bordeaux) – Jay Jennings
 Vintage VII (Cameray) – Patrice Virgin

Discussion Topics:

1. **Vintage V Proxy** – Tom was not able to remain for the entire meeting. Therefore, he granted Mike Bohanan proxy voting rights for Vintage V for this meeting only, as witnessed by the entire Committee.
2. **2005 Expenses** - Bouchard presented evidence of the estimate by Total landscaping for the park and common area strips around Bouchard. Premier had separately estimated \$7,400 for just the park. This compared with an estimated cost of \$7,000 by Premier for the large park in Vintage I. Given the similarity of the two bids for similar size parks and the understandable additional expense for the common area strips in Bouchard, the Committee unanimously approved the full amount of \$11,142 for Bouchard after much discussion. The Committee also decided to give Touraine an opportunity to gather invoices for actual 2005 charges rather than the default amount of \$600 currently being considered. Once Touraine provides these invoices, the 2005 expenses should be finalized.
3. **Common Area Expenses** - Much discussion on ways to keep expenses down. The Committee agreed unanimously that any new capital expenses for common areas need to first be approved by this Committee or they cannot be considered for reimbursement as a common area expense. However, expenses for maintenance and replacement of existing items and vegetation is allowed without consultation with the Committee. Much discussion on water rates and whether or not the benefits of metered rates outweigh the additional expense of the required audits and replacement of vegetation for lack of sufficient water. The Committee agreed to discuss this further in the future.
4. **Vintage I Park** - Mike stated he had authorization from the Vintage I HOA Board to offer the use of the large Vintage I park on 238th. In exchange, the six other HOA's would have to pay \$20 per household to offset the acquisition of new park equipment in recent years and would share in all maintenance costs the same as any other common area. The expenses for acquisition of park equipment would be paid in 2007 as part of 2006 expenses to allow HOA's to budget for the added amount. The maintenance costs for 2006 would be prorated as of 1 Aug 2006 or 42% (5/12ths) of the total year's expenses for 2006. Based on estimates from Premier landscaping, Mike estimated the additional annual maintenance costs for the park would be \$10 per household. After much discussion, the Committee voted unanimously to accept the Vintage I offer. They asked Mike to craft a letter agreement signed by the Vintage I Board confirming the agreement. The agreement would then be signed by the other Vintage HOA's. Mike stated that the small signs at the entrance of the park would be removed as soon as possible.
5. **Combining HOA's?** - Committee agreed that we're not ready to consider combining all HOA's into one since there are too many unique needs between the various HOA's. It was suggested that several HOA's might benefit by combining with one other HOA. Everyone agreed this topic will require much more discussion before any action could take place. It will also require a legal review. The Committee discussed the possibility of having a lawyer review the various HOA CC&R's for ways to improve and strengthen the common area maintenance committee as an alternative to combining entire HOA's. More discussion at future meetings.
6. **Soccer Field Ideas** - Cameray still researching ideas for changes to the common area Soccer field. No further updates at this time.
7. **Next Meeting** -- This meeting was convened especially to discuss item # 4 above. The next scheduled

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meeting is still as set previously for 18 Sept at 7 p.m. at the Cameray clubhouse.

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