

Bohanan, Mike

From: Bohanan, Mike
Sent: Friday, January 17, 2003 9:33 AM
To: 'alderson@drizzle.com'; 'babab2001@hotmail.com'; 'Dana Alixander (Vintage II HOA)'; 'David Anfinrun (Vintage III HOA)'; 'Fred Doehring (Vintage II HOA)'; 'John Burgess (Vintage IV HOA)'; 'Steve Lotzkar (Vintage III HOA)'; 'Susan Harris (Bordeaux HOA)'; 'Tom McSteen (Vintage V HOA)'; 'Vicki Bos (Camaray HOA)'
Cc: 'Cynthia Prather (Vintage I HOA)'
Subject: Vintage Common Areas (17 Jan 2003)

Everyone – Thank you for attending last night. Although the meeting extended well beyond the time I'd anticipated, the frank discussion was beneficial. Shown below are the Attendees and Issues I recorded. Please comment if there are any revisions.

Attendees:

Mike Bohanan (Vintage I – Pres)
Rich Alderson (Vintage II – Rep with proxy voting rights from Pres. Dana Alixander)
David Anfinrun (Vintage III – Treas with proxy voting rights from Pres. Steve Lotzkar)
John Burgess (Vintage IV – Pres)
Ina Medes (Vintage IV) (My apologies if I've misspelled this name)
Vicki Bos (Camaray - Pres)
Susan Harris (Bordeaux – Pres)
Tom McSteen (Vintage V – Rep with proxy voting rights from Murray Franklin)

Issues:

1. Extensive discussion on potential anomalies with 2001 and 2002 expenses and the need to provide incentives to minimize expenses in the future.
2. Discussed insurance for the common area soccer field next to Camaray. Again agreed that Camaray would cover it on their insurance policy and include the expense as part of their submittal to the committee.
3. Agreed that the Greens should be considered part of the Common Areas for purposes of sharing expenses beginning on 1 July 2002. **Action Item:** Mike to recalculate 2002 expenses to incorporate this change. Done.
4. Proposal by Mike to establish a fixed dollar amount per household (e.g., \$86) as a simple means of ratifying a 2003 budget and to further encourage fiscal discipline among the various member Associations. This would also negate the need to justify individual Common Area expenses. Other members of the committee were concerned that this might end up being too simplistic given what could be valid special needs by some Associations (e.g., Greens) and/or specific unforeseeable incidents (e.g., tree replacement in Vintage IV).
5. Proposal by John to have two or three people study the budget process further and make recommendations in the near future. However, there were no volunteers.
6. Proposal passed by majority vote to declare a budget of \$70,000 for 2003. However, member Associations would still attempt to maintain expenses to the \$60,397 total currently reflected in the 2003 budget details attached in the spreadsheet below.
7. Proposal that 2001 and 2002 expenses should be finalized following Mike's recalculation (Item 3 above) and everyone's review. **Action Item:** Everyone please review the "Combined 2001 and 2002" figures shown below and reply with your concurrence as soon as possible. After everyone agrees, we can then complete the transfer of funds – in this case, to the Greens.
8. Agreement that the Committee would next meet at 7 o'clock on April 23rd back in the Camaray clubhouse to further discuss landscaping expenses and review actuals to-date against the 2003 budget.

Mike

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

2002	Mx costs spent	Share of Mx costs	Amount to be paid (or owed)
Vintage I (Avignon & Keswick)	\$12,912	\$15,193	\$2,281
Vintage II (Touraine)	\$4,668	\$6,077	\$1,409
Vintage III (Provence & Pomerol)	\$14,472	\$14,311	(\$161)
Vintage IV (Bouchard)	\$3,390	\$2,647	(\$743)
Bordeaux	\$0	\$6,883	\$6,883
Cameray	\$6,750	\$6,880	\$130
Greens at Beaver Creek	\$18,426	\$8,626	(\$9,800)
Totals	\$60,618		

2001	Mx costs spent	Share of Mx costs	Amount to be paid (or owed)
Vintage I (Avignon & Keswick)	\$14,558	\$16,241	\$1,683
Vintage II (Touraine)	\$4,668	\$6,497	\$1,829
Vintage III (Provence & Pomerol)	\$14,137	\$15,298	\$1,161
Vintage IV (Bouchard)	\$1,981	\$2,829	\$848
Greens at Beaver Creek	\$10,787	\$5,266	(\$5,521)
Totals	\$46,131		

Combined 2001 & 2002	Mx costs spent	Share of Mx costs	Amount to be paid (or owed)
Vintage I (Avignon & Keswick)	\$27,470	\$31,435	\$3,964
Vintage II (Touraine)	\$9,336	\$12,574	\$3,238
Vintage III (Provence & Pomerol)	\$28,609	\$29,610	\$1,001
Vintage IV (Bouchard)	\$5,371	\$5,476	\$105
Bordeaux	\$0	\$6,883	\$6,883
Cameray	\$6,750	\$6,880	\$130
Greens at Beaver Creek	\$29,213	\$13,892	(\$15,321)
Totals	\$106,749	\$106,749	



Vintage Shared
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