

Bohanan, Mike

From: Bohanan, Mike
Sent: Thursday, April 24, 2003 1:55 PM
To: '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)'; 'Vicki Bos (Cameray HOA)'; 'Tom McSteen (Vintage V HOA)'
Subject: Vintage Common Areas (23 Apr 2003)

Everyone – A very productive meeting last night even though several Associations were not represented. We updated expenses to-date and projections for 2003. Shown below are the Attendees and Discussion items I recorded. Please comment if there are any revisions.

Attendees:

Vintage I (Avignon & Keswick) – Mike Bohanan (Pres.)
Vintage II (Touraine) – Not represented
Vintage III (Provence & Pomerol) - David Anfinrun (Treas with proxy voting rights from Pres. Steve Lotzkar)
Vintage IV (Bouchard) – Not represented
Vintage VI (Bordeaux) – Represented by proxy with Vicki Bos (Vintage VII)
Vintage VII (Cameray) – Vicki Bos (Pres.)
Vintage V (Greens at Beaver Creek) – Tom McSteen (Rep with proxy voting rights from Murray Franklin)

Discussion Items:

1. Vintage I – Projected increases in water and electricity expenses due to previous under-allocation formula of these expenses for Common Areas.
2. Vintage III – Continued water credit in 2003 will not extend into 2004, so we should all expect to see higher water expenses for Vintage III in 2004.
3. Vintage V – Projected decrease in water expense from 2002. **Action Item:** All Associations need to confirm that they're getting "audited" water rates for their Common areas.
4. Vintage VII – No extra charge to insure Common area soccer field over what they're already paying for their clubhouse and pool. (Great news for other Associations.)
5. Vintage V – **Action Item:** Tom McSteen to determine whether three monuments are common areas. (24 Apr – Tom already researched and confirmed that monuments are not part of Common areas.)
6. Vintage VII – Need to discuss pending (2004?) expense to re-gravel Common area trail at next meeting.
7. Vintage III, V, IV – Need to determine whether they're currently paying electric bills for any streetlights that illuminate Common areas. If so, need to include expenses.
8. Reminder – Committee has agreed that no Associations will submit expenses for adding bark in 2003. Rather, all Associations will plan to add bark again in 2004.
9. Next meeting at 7 o'clock on Sep 30th in the Cameray clubhouse **Action Item:** Vicki Bos to reserve clubhouse. **Action Item:** Each Association needs to have actual expenses to-date and final projections for 2003.
10. Current actual expenses and projections for 2003 are shown below. Based on these....
 - Vintage I (Avignon & Keswick) would **receive** \$3,396
 - Vintage II (Touraine) would **pay** \$373
 - Vintage III (Provence & Pomerol) would **receive** \$2,164
 - Vintage IV (Bouchard) would **receive** \$684
 - Vintage VI (Bordeaux) would **pay** \$8,493
 - Vintage VII (Cameray) would **pay** \$110
 - Vintage V (Greens at Beaver Creek) would **receive** \$2,733



Vintage Common
Areas.xls

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