

**Bohanan, Mike**

**To:** 'Cheryl Garcia (Vintage VI HOA - Bordeaux)'; 'Dana Alixander (Vintage II HOA)'; 'David Anfinrun (Vintage III HOA)'; 'Erin LaFrance (Vintage VII HOA - Cameray)'; 'John Burgess (Vintage IV HOA)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Tom McSteen (Vintage V HOA)'; 'Tracy Wood (Vintage III HOA)'  
**Cc:** 'George Malone (Vintage I HOA)'; 'Greg Kent (Vintage I HOA)'; 'Holly H Hoyt (Vintage I HOA)'; 'Jana Zaffarano (Vintage I - MacPherson)'  
**Subject:** RE: Vintage Common Areas (Minutes 30 Sep 2003) FINAL

Everyone – Here's the final version of the minutes from our meeting on Sep 30th with the one correction to the attendees as shown below (deletion of Susan Harris for Bordeaux).

Please work to have your 2004 budgets to me by Nov 14<sup>th</sup> so we can consider in our planning for our individual Association dues. Thanks

Mike

-----Original Message-----

**From:** Bohanan, Mike  
**Sent:** Thursday, October 09, 2003 8:24 AM  
**To:** 'Cheryl Garcia (Vintage VI HOA - Bordeaux)'; 'Dana Alixander (Vintage II HOA)'; 'David Anfinrun (Vintage III HOA)'; 'Erin LaFrance (Vintage VII HOA - Cameray)'; 'John Burgess (Vintage IV HOA)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Tom McSteen (Vintage V HOA)'; 'Tracy Wood (Vintage III HOA)'  
**Cc:** 'George Malone (Vintage I HOA)'; 'Greg Kent (Vintage I HOA)'; 'Holly H Hoyt (Vintage I HOA)'; 'Jana Zaffarano (Vintage I - MacPherson)'  
**Subject:** Vintage Common Areas (Minutes 30 Sep 2003) DRAFT

Everyone – Sorry for the delay. Shown below are my DRAFT minutes from our meeting last Tuesday. Please comment if you have any significant revisions. I will plan to post the final version of the minutes with any revisions by NLT Oct 19<sup>th</sup>. Thanks

**Minutes (30 Sep 2003)****Attendees:**

Vintage I - Mike Bohanan: Pres  
Vintage II - Dana Alixander: Pres  
Vintage III - Tracy Wood: Pres  
Vintage IV - No representation  
Vintage V – Tom McSteen: Murray Franklin HOA Rep (with voting rights)  
Vintage VI – Cheryl Garcia: Pres  
Vintage VII – Ruth Edwards: Pres  
~~Susan Harris (Bordeaux) – Pres~~

**Issues:**

1. **Soccer Field** – Several committee members expressed concern with the scheduled practice times for league soccer. After much discussion, committee voted to terminate scheduled reservations, effective immediately. Teams could still use the field for practice but only on a first-come, first-serve basis. They must also share with anyone else that shows and wants to use the field.

**Actions:**

- Notify teams – Mike

- Remove current goal post signs and post new sign stating policy of no reservations – Ruth
  - Design “No Parking” sign for Committee review and approval – Ruth
  - Include articles regarding this change of policy in Association newsletters and web sites – Everyone
2. **Parking along 240<sup>th</sup> Way SE** – Mike expressed concern over parking along this street. Cheryl and Dana agreed. Because it’s a public street outside the confines of any Association, only recourse is to have city of Sammamish ticket and remove cars after 24 hours.
- Actions:
- Notify city of cars after 24 hrs – Dana, Cheryl, & Mike
  - Include articles regarding this issue in Association newsletters and web sites – Everyone
3. **Pets** – Mike expressed concern of residents over folks walking their pets in other Vintage neighborhoods and not cleaning up after them. Everyone agreed to work together to stop this practice as we become aware of it.
- Action: Include articles regarding this issue in Association newsletters and web sites – Everyone
4. **Cameray Pool** – Mike passed along request from Vintage I resident regarding whether Cameray would be willing to allow individual non-Cameray residents to use the pool for a fee. Ruth replied “no” at this time.
5. **Touraine Issues** – Dana updated the Committee on current problems within Vintage II regarding Board changes, CDC management changes, and financial problems. Dana assured the Committee that the changes would not affect Touraine’s commitment to meeting financial obligations for the Common Areas.
6. **Common Area Expenses** – Mike updated everyone on the process used in the past to equitably determine each Association’s portion of the shared expenses as well as the need for each Association to maintain detailed records of expenses. Committee agreed that any fence expenses (including maintenance and painting) adjacent to any common areas are the responsibility of the individual Associations. Such expenses should not be submitted as shared common area expenses to the Committee. Committee agreed that all Associations need to ensure their water rates are with audit (“w/audit”) to ensure the minimum expenses. Committee agreed that all Associations should include the expense for bark mulch in any common areas for 2004.
- Actions:
- Send out copy of 2003 version of shared expenses – Mike (spreadsheet attached below)
  - Determine 2004 budgets (to include bark mulch for common areas) and submit to Mike by no later than Nov 14<sup>th</sup>. (Mike will then consolidate results so each Association can finalize their 2004 budgets for individual Association meetings in early 2004.) – Everyone
  - Finalize 2003 expenses so Committee can agree and funds can be transferred as appropriate. (Will probably need to wait for final 2003 water bills to come out in mid-Jan) - Everyone
7. **Meeting adjourned**

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

The attachment below includes the sharing of expenses from 2000 through last year 2002 along with the current projection for 2003. Based on this projection:

Vintage I (Avignon & Keswick) would receive \$4,838  
Vintage II (Touraine) would pay \$3,647  
Vintage III (Provence & Pomerol) would receive \$3,613  
Vintage IV (Bouchard) would receive \$957  
Vintage VI (Bordeaux) would pay \$6,503  
Vintage VII (Cameray) would pay \$1,921  
Vintage V (Greens at Beaver Creek) would receive \$2,663

Again, 2003 expenses will all need to be verified and agreed to by the Committee before becoming final. I propose we do this in late-Jan after we receive our final 2003 water and electric bills. However, please continue to send me updates and corrections to your expenses so we can continue to refine our estimate for 2003 actuals and 2004 budget.

<< File: Vintage Common Area Expenses.xls >>