

**Bohanan, Mike**

**To:** 'JanaZaffarano'; 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'David Anfinrun (Vintage III HOA - Pomerol/Provence)'; 'Jim Grace (Vintage IV HOA - Bouchard)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Steve Ward (Vintage II HOA)'; 'Tom McSteen (Vintage V HOA)'; 'Anil Kothari (Vintage III HOA - Pomerol/Provence)'; 'Mark Hubers (Vintage VI HOA - Bordeaux)'  
**Subject:** RE: Vintage Common Areas - Meeting Minutes (26 July 2004) FINAL

There was only one addition (shown in *italics* under Item 4 "Newsletters"). So, the minutes are now FINAL.

Our next meeting will be Sep 27<sup>th</sup> at 7 p.m. in the Cameray clubhouse.

Mike

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

**From:** Bohanan, Mike  
**Sent:** Tuesday, July 27, 2004 6:49 AM  
**To:** 'JanaZaffarano'; 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'David Anfinrun (Vintage III HOA - Pomerol/Provence)'; 'Jim Grace (Vintage IV HOA - Bouchard)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Steve Ward (Vintage II HOA)'; 'Tom McSteen (Vintage V HOA)'; 'Anil Kothari (Vintage III HOA - Pomerol/Provence)'; 'Mark Hubers (Vintage VI HOA - Bordeaux)'  
**Subject:** Vintage Common Areas - Meeting Minutes (26 July 2004) DRAFT

Everyone – Shown below are my DRAFT minutes from our meeting last night. Please respond with any corrections by no later than July 30<sup>th</sup>. I'll then forward the final version of the minutes. As agreed last night, our next meeting will be on Sep 27<sup>th</sup> at 7 p.m. in the Cameray clubhouse.

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

**Minutes****Voting Attendees:**

Vintage I (Keswick / Avignon) - Mike Bohanan  
Vintage II (Touraine) – No representation  
Vintage III (Pomerol/Provence)- Dave Anfinrud  
Vintage IV (Bouchard) – Jim Grace  
Vintage V (Greens)– Tom McSteen  
Vintage VI (Bordeaux) – Mark Hubers (Voting Proxy)  
Vintage VII (Cameray) – Ruth Edwards

**Non-voting Attendees:**

Vintage III (Pomerol/Provence)- Anil Kothari  
Vintage VI (Bordeaux) – Jay Jennings  
McPherson's Property Management – Jana Zaffarano

**Discussion Topics:**

1. **Professional Management Fee** – Confirmed again that Jana will bill Cameray for the \$1,000 annual management fee. Cameray will then include it as a common area expense for 2004.
2. **2003 Expenses** – None of the HOA's have reconciled their 2003 expenses yet. A couple are asking for invoices and will coordinate directly with those with whom they owe money. Encouraged everyone to settle their accounts as soon as possible.
3. **Bark Mulch** – Confirmed that bark has now been installed throughout entire Common Area with exception of small strip along SE 4<sup>th</sup> between Bouchard and Bourdeaux. Area will be cleaned and barked within the next couple of weeks. Jana confirmed that all HOA's have now received invoices for their portion of the bark mulch.
4. **Newsletters** – Agreed to include articles in individual HOA newsletters for the following items:
  - Pool usage at Cameray – for Cameray and Bordeaux residents/guests only
  - Bordeaux dumpsters – for Bordeaux only
  - Vandalism and mailbox break-ins – Ask residents to watch and report
  - *Illegal Dumping - People are dumping illegally in our area. Please get the license number of any vehicle observed dumping anything.*
5. **2004 Expenses** – Discussed whether we should cap 2004 expenses at same level as 2003. Concern over how such a cap would be affected by rising water rates. In the end, no consensus over how to encourage HOA's to limit (or reduce) expenses. Discussion topic for next meeting.
6. **Water Audit Expenses** – Agreement that any expenses incurred by an HOA to audit their irrigation system for the "audited" water rates should be the responsibility of the individual HOA. Such expenses are not to be included as common area expenses.
7. **Vintage V HOA** – Tom McSteen notified the committee that he will likely be turning over control of the Vintage V HOA to the homeowners within the next 30 days or so. As such, this was likely be Tom's last meeting with the committee as the Murray-Franklin representative for Vintage V. The committee in general (and Mike in particular) thank Tom for his dedication to serving on the committee during the past several years. We will definitely miss his understanding of issues, and especially his knowledge of Murray-Franklin's "original intent" as it related to numerous issues.
8. **Next Meeting** – Agreed that the next meeting will be at 7 p.m. on Sep 27<sup>th</sup> in the Cameray clubhouse.