

Bohanan, Mike

To: 'Jana Zaffarano (Vintage I - MacPherson)'; 'Jim Grace (Vintage IV HOA - Bouchard)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Tom McSteen (Vintage V HOA)'; 'David Anfinrun (Vintage III HOA - Pomeray/Provence)'; 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Dana Alixander (Vintage II HOA - Touraine)'; 'Eric Dietz (Vintage II HOA - Touraine CDC Management)'; 'Mark Hubers (Vintage VI HOA - Bordeaux)'; 'Jay Jennings (Vintage VI HOA - Bordeaux)'
Cc: 'George Malone (Vintage I HOA)'; 'Greg Kent (Vintage I HOA)'; 'Holly H Hoyt (Vintage I HOA)'
Subject: RE: Vintage Common Areas - Meeting Minutes (27 Sept 2004) FINAL

Slight changes to items 2 and 6 from the previous DRAFT. With that, the minutes below are now FINAL.

Again, please be sure and mark your calendars for our next meeting on Nov 15th at 7 p.m. at Cameray.

Eric or Dana – Please forward the email address for Todd Smith. Thanks

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

From: Bohanan, Mike
Sent: Tuesday, September 28, 2004 9:30 AM
To: 'Jana Zaffarano (Vintage I - MacPherson)'; 'Jim Grace (Vintage IV HOA - Bouchard)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Tom McSteen (Vintage V HOA)'; 'David Anfinrun (Vintage III HOA - Pomeray/Provence)'; 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Dana Alixander (Vintage II HOA - Touraine)'; 'Eric Dietz (Vintage II HOA - Touraine CDC Management)'
Cc: 'George Malone (Vintage I HOA)'; 'Greg Kent (Vintage I HOA)'; 'Holly H Hoyt (Vintage I HOA)'
Subject: Vintage Common Areas - Meeting Minutes (27 Sept 2004) DRAFT

Everyone – Shown below are my DRAFT minutes from our meeting last night. Please respond with any corrections by no later than Oct 4th. After that date, I'll forward the final version of the minutes. As discussed last night, our next meeting is scheduled for Nov 15th at 7 p.m. in the Cameray clubhouse. In addition to the items discussed, please consider the following two items for your respective HOA newsletters:

- Garage sale and Realtor signs through Vintage I (238th Ave SE) for residents outside Vintage I are not allowed unless specifically authorized by the Vintage I HOA. If observed, they'll be removed and discarded.
- Park on 238th Ave SE is for Vintage I (Keswick and Avignon) residents and guests only.

Eric or Dana – Please forward the email address for Todd Smith. Thanks

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

Minutes

Voting Attendees:

Vintage I (Keswick / Avignon) - Mike Bohanan

Vintage II (Touraine) – Todd Smith

Vintage III (Pomeral/Provence)- Dave Anfinrud

Vintage IV (Bouchard) – Jim Grace

Vintage V (Greens)– No representation (expected transfer from Murray-Franklin to residents to occur in Oct)

Vintage VI (Bordeaux) – Barbara Pelfrey

Vintage VII (Cameray) – Ruth Edwards

Non-voting Attendees:

Vintage VII (Cameray) – Patrice Virgin

McPherson's Property Management – Jana Zaffarano

All Climate Heating & Air Conditioning - Rob Davis

Discussion Topics:

1. **Soccer Field** – Overall, no real problems except for occasional parking congestion and kids playing in the mulch.
2. **Signage, Pets, & Pool Use** – Discussed need for “No Solicitation” signs in various neighborhoods. Asked that all pet owners carry plastic bags in view when walking their dogs so folks know they’re planning to clean up after their pets. Asked HOA’s to remind residents that Cameray/Bourdeaux pool is for exclusive use by Cameray/Bourdeaux residents only.
3. **Accident on 238th Ave SE** – Head-on collision between two Vintage-area residents on 238th Ave SE in front of the main park on Sep 12th. One driver was not paying attention and speeding, crossed over into far left lane and ran head-on into another vehicle. Thankfully, there were no pedestrians or children involved. Residents of Pomeral, Provence, Cameray, & Bouchard should use SE 8th Ave and 244th Ave SE to get to/from their homes (not 238th Ave SE). It’s quicker and carries much less risk for an accident, especially from a child running across the street.
4. **Heat Exchangers** – Rob Davis from “All Climate” discussed the problem with cracked heat exchangers and the need for inspection/replacement. Agreed that he and Jana would coordinate on a flyer for all HOA’s with pertinent information and pricing for Inspection only, Maintenance only, and/or Heat exchanger repairs. At the very least, all homeowners need to have CO detectors.
5. **Wetlands** – Dave Anfinrud described the problem with leaning trees in the greenbelt areas up against Pomeral/Provence. Committee agreed that Dave should proceed with removal of trees as deemed necessary for protection of life/property. However, he will be responsible for all costs until/unless we determine that others are also liable. Jana will get a cost estimate for legal advice before our next meeting.
6. **2003 Expenses** – All expenses are paid up except that Vintage VII (Ruth) and Vintage II (Todd) still need to pay Vintage V (Tom). Ruth asked that Tom send an invoice for Vintage VII.
7. **2004 Expenses** – Agreed that all HOA’s should plan for expenses not to exceed those from 2003. Also, emphasized that only expenses with invoices will be accepted for 2004 (the same as for 2003).
8. **Next Meeting** – Agreed that the next meeting will be at 7 p.m. on Nov 15th in the Cameray clubhouse.