

## Bohanan, Mike

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**From:** Bohanan, Mike  
**Sent:** Tuesday, April 05, 2005 2:00 PM  
**To:** Anil Kothari (Vintage III HOA - Pomerol/Provence); Barbara Pelfrey (Vintage VI HOA - Bordeaux); Dana Alixander (Vintage II HOA - Touraine); David Anfinrun (Vintage III HOA - Pomerol/Provence); Frank Bloom (Vintage IV HOA - Bouchard); Jana Zaffarano (Vintage I - MacPherson); Jay Jennings (Vintage VI HOA - Bordeaux); Jim Grace (Vintage IV HOA - Bouchard); Mark Hubers (Vintage VI HOA - Bordeaux); Ruth Edwards (Vintage VII HOA - Cameray); Tom Grossi (Vintage V HOA); Patrice Virgin (Vintage VII HOA - Cameray); Erin LaFrance (Vintage VII HOA - Cameray); Barbara Yanda (Vintage II HOA - Touraine) (barbara.a.yanda@boeing.com)  
**Cc:** George Malone (Vintage I HOA); Greg Kent (Vintage I HOA); Holly H Hoyt (Vintage I HOA); Marilyn Vitkevich (Vintage II HOA - Touraine) (m13mv@comcast.net); Mike Jackson (Vintage II HOA - Touraine) (mgjackson@peoplepc.com); Rich Alderson (Vintage II HOA - Touraine) (touraine@alderson.users.panix.com); Tassle Medlin (Vintage II HOA - Touraine); (wagrafs@comcast.net); Kimberly Lewis (Vintage III HOA - Pomerol/Provence) (wasprosize@comcast.net); Mike Dryja (Vintage III HOA - Pomerol/Provence) (mike@dryjapat.com)  
**Subject:** RE: Vintage Common Areas - Meeting Minutes (7 Mar 2005 - FINAL)  
**Attachments:** 2004 Expenses.xls

Everyone – Sorry for the delay. Since there were no corrections, the minutes are now considered FINAL. Regarding expenses, Jana provided the required updates for the Cameray water bill and the Vintage V landscaping bill as reflected in the figures below. So, the 2004 expenses are also now considered FINAL. The spreadsheet is attached below for anyone wanting to check the calculations, but I've included the final figures here along with the payment instructions. (We're off by \$1 with Cameray paying \$1 less than what was calculated in the spreadsheet – rounding error.)

Vintage II, VI, & VII - Please coordinate directly with the HOA's you owe for your payments. *Thanks*

**Amount to be paid to another HOA (or owed from another HOA):**

Vintage I (Avignon & Keswick)	(\$2,688)	
Vintage II (Touraine)	\$3,381	<b>Pay Vintage I HOA \$2,688 <u>and</u> pay Vintage V HOA \$693</b>
Vintage III (Provence & Pomerol)	(\$2,410)	
Vintage IV (Bouchard)	(\$1,695)	
Vintage VI (Bordeaux)	\$4,197	<b>Pay Vintage III HOA \$2,410 <u>and</u> pay Vintage IV HOA \$1,695 <u>and</u> pay Vintage V HOA \$92</b>
Vintage VII (Cameray)	\$182	<b>Pay Vintage V HOA \$181</b>
Vintage V (Greens at Beaver Creek)	(\$966)	

Please don't forget our next meeting on Sep 12<sup>th</sup> at 7 p.m. in the Cameray clubhouse. *Have a great summer!*

Mike



2004 Expenses.xls  
(26 KB)

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**From:** Bohanan, Mike

**Sent:** Friday, March 11, 2005 3:56 PM

**To:** Anil Kothari (Vintage III HOA - Pomerol/Provence); Barbara Pelfrey (Vintage VI HOA - Bordeaux); Dana Alixander (Vintage II HOA - Touraine); David Anfinrun (Vintage III HOA - Pomerol/Provence); Frank Bloom (Vintage IV HOA - Bouchard); Jana Zaffarano (Vintage I - MacPherson); Jay Jennings (Vintage VI HOA - Bordeaux); Jim Grace (Vintage IV HOA - Bouchard); Mark Hubers (Vintage VI HOA - Bordeaux); Ruth Edwards (Vintage VII HOA - Cameray); Tom Grossi (Vintage V HOA); Patrice Virgin (Vintage VII HOA - Cameray); Erin LaFrance (Vintage VII HOA - Cameray); Barbara

Yanda (Vintage II HOA - Touraine) (barbara.a.yanda@boeing.com)

**Cc:** George Malone (Vintage I HOA); Greg Kent (Vintage I HOA); Holly H Hoyt (Vintage I HOA)

**Subject:** Vintage Common Areas - Meeting Minutes (7 Mar 2005 - DRAFT)

Everyone – Shown below are my DRAFT minutes from our meeting last Monday night. Please respond with any corrections by no later than Mar 21<sup>st</sup>. After that date, I'll forward the final version of the minutes with the final reconciliation of the 2004 expenses (see attachment). The amounts shown here are accurate unless Jana is able to resolve the billing actions for Vintage VII and Vintage V which would then change the amounts. Either way, the expenses are not yet final but will be so when the minutes are declared final after Mar 21<sup>st</sup>.

As discussed, our next meeting is scheduled for Sep 12<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) – Barbara Yanda  
Vintage III (Pomerol/Provence) - Dave Anfinrud  
Vintage IV (Bouchard) – Jim Grace  
Vintage V (Greens)– No representation  
Vintage VI (Bordeaux) – Mark Hubers (with proxy voting rights)  
Vintage VII (Cameray) – Erin LaFrance (with proxy voting rights)

#### Non-voting Attendees:

Vintage IV (Bouchard) – Frank Bloom  
Vintage VI (Bordeaux) – Jay Jennings  
McPherson's Property Management – Jana Zaffarano  
Sammamish City Engineer – Jed Ireland

### Discussion Topics:

1. **New Touraine Member** – Touraine has apparently elected a new Board of Directors. Barbara Yanda replaces Todd Smith as the current voting representative on this committee. although office designations for all five new Touraine Board members is yet to be decided. (Welcome, Barbara!)
2. **244<sup>th</sup> Ave SE** – Jed Ireland (Tel: 425-836-7909) from the city of Sammamish appeared unexpectedly (Erin had invited) to discuss the plans for eventually connecting 244<sup>th</sup> so that it becomes a through street, providing an alternate route out of the area other than just via SE 8<sup>th</sup> St as it is currently. Funding will not be available until 2007 at the earliest, but he wanted contacts for Vintage III and Vintage IV to coordinate as required by law when the time is right. We discussed the concern of increased speeding along 244<sup>th</sup> when the street is completed and the need to address that problem.
3. **Vintage I Park** – Mike Bohanan discussed recent increased usage of the Vintage I park by residents from neighborhoods other than Keswick and Avignon. He further explained that the park belongs solely to Vintage I and the new equipment was purchased by Vintage I homeowners who are now finding it too crowded from non-residents to use. He is asking all HOA's to please include a short article in their newsletters explaining this all residents.
4. **Garbage on SE 8<sup>th</sup> and 244<sup>th</sup> Ave SE** – Issue was brought up that trash is collecting in this area. Jay Jenning took the action to contact the city or their landscaper to see if it can be cleaned up and on a recurring basis in the future.
5. **Bouchard Common Area** – Jim Grace explained that King County has apparently designated their entire park area adjacent to 244<sup>th</sup> as a "Common" area. So, all associated expenses will now be included as Common Area expenses.
6. **Soccer Field Goal Posts** – Erin informed the committee that the Cameray Board independently decided to eliminate the goal posts on the soccer field. There was much consternation and discussion regarding this decision since the soccer field is a common area for all seven Vintage HOA's and the goal posts were originally provided by Murray Franklin for use by all seven HOA's. It was especially disconcerting since the issue of the soccer field has been discussed at numerous previous committee meetings (see attached minutes showing discussions and agreements since Nov 2002). Decision was made to see whether any residents complained before deciding whether to ask Cameray to replace the goals. If no one seems to miss them, the committee may decide to entertain ideas for installing play equipment at some point in the future instead.
7. **2004 Expenses** – Discussed each of seven HOA's common area expenses and accepted all as reflected in the spreadsheet attached below. Three action items were created. Jana Zaffarano agreed to complete the first two by

Mar 21<sup>st</sup>. After that date, we will go final with the expenses for 2004 and any subsequent changes will need to be applied to 2005 expenses.

8. Check the percentage of coverage from the 2<sup>nd</sup> Cameray water bill to confirm the amount that should be charged as a common area expense for both 2003 and 2004. (Jana Zaffarano)
9. Re-calculate the water and maintenance bill for Vintage V for 2003. (Jana Zaffarano)
10. Confirm the methodology and charges for the Touraine water bill. (Barbara Yanda)
11. **Next Meeting** – Agreed that the next meeting will be at 7 p.m. on Sept 12<sup>th</sup> in the Cameray clubhouse.

<< Message: RE: Vintage Common Areas - Minutes (12 Nov 2002) >> << Message: Vintage Common Areas (17 Jan 2003) >>  
<< Message: Vintage Common Areas (23 Apr 2003) >> << Message: RE: Vintage Common Areas (Minutes 30 Sep 2003) FINAL  
>> << Message: RE: Vintage Common Areas - Meeting Minutes (3 Feb 2004) FINAL >> << Message: RE: Vintage Common  
Areas - Meeting Minutes (6 Apr 2004) FINAL >>

<< File: Vintage Common 2004 Expenses.xls >>