

## Bohanan, Mike

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**From:** Bohanan, Mike  
**Sent:** Tuesday, September 27, 2005 7:06 AM  
**To:** 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Bob Simonson (Vintage IV HOA - Bouchard)'; 'Dana Alixander (Vintage II HOA - Touraine)'; 'Erin LaFrance (Vintage VII HOA - Cameray)'; 'Frank Bloom (Vintage IV HOA - Bouchard)'; 'Hugh Vidos (Vintage V HOA)'; 'Janette Mahoney (Vintage IV HOA - Bouchard)'; 'Jay Jennings (Vintage VI HOA - Bordeaux)'; 'Jim Comin (Vintage VI HOA - Bordeaux/CDC)'; 'Joe Merza (Vintage V HOA)'; 'John Anderson (Vintage IV HOA - Bouchard)'; 'Mark Hubers (Vintage VI HOA - Bordeaux)'; 'Minchau Pham (Vintage V HOA)'; 'Pat Conlen (Vintage IV HOA - Bouchard)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Todd Smith (Vintage II HOA - Touraine)'; 'Tom Grossi (Vintage V HOA)'; 'Anil Kothari (Vintage III HOA - Pomeray/Provence)'  
**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 - Meeting Minutes (12 Sep) - FINAL

Everyone - There were no comments to the draft minutes below. However, Mark Hubers from Bordeaux has commented that the maintenance of the fence between Bordeaux and Vintage I is apparently still unresolved. While we continue to work that issue off-line, I've revised the minutes to reflect the same. With that one change, the minutes are now considered *FINAL*.

Again, please mark your calendars for our next meeting at 7 p.m. on Jan 30th at the Cameray clubhouse and start collecting your 2005 receipts now to bring to the meeting with you. *Thanks*

Mike

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**From:** Bohanan, Mike  
**Sent:** Monday, September 19, 2005 7:42 AM  
**To:** 'Anil Kothari (Vintage III HOA - Pomeray/Provence)'; 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Bob Simonson (Vintage IV HOA - Bouchard)'; 'Dana Alixander (Vintage II HOA - Touraine)'; 'David Anfinrun (Vintage III HOA - Pomeray/Provence)'; 'Erin LaFrance (Vintage VII HOA - Cameray)'; 'Frank Bloom (Vintage IV HOA - Bouchard)'; 'Hugh Vidos (Vintage V HOA)'; 'Janette Mahoney (Vintage IV HOA - Bouchard)'; 'Jay Jennings (Vintage VI HOA - Bordeaux)'; 'Jim Comin (Vintage VI HOA - Bordeaux/CDC)'; 'Joe Merza (Vintage V HOA)'; 'John Anderson (Vintage IV HOA - Bouchard)'; 'Mark Hubers (Vintage VI HOA - Bordeaux)'; 'Minchau Pham (Vintage V HOA)'; 'Pat Conlen (Vintage IV HOA - Bouchard)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Todd Smith (Vintage II HOA - Touraine)'; 'Tom Grossi (Vintage V 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 - Meeting Minutes (12 Sep) - DRAFT

Everyone – Shown below are my DRAFT minutes from our meeting on Sep 12th. Please respond with any corrections by no later than Sep 26th. After that date, I'll forward the final version of the minutes. As agreed, our next meeting is scheduled for Jan 30th 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 (Pomeray / Provence) - No representation  
Vintage IV (Bouchard) – Frank Bloom  
Vintage V (Greens)– No representation  
Vintage VI (Bordeaux) – Mark Hubers (with proxy voting rights)  
Vintage VII (Cameray) – Ruth Edwards

#### Non-voting Attendees:

Vintage IV (Bouchard) – Bob Simonson  
 Vintage IV (Bouchard) – John Anderson  
 Vintage VI (Bordeaux) – Jay Jennings  
 McPherson's Property Management – Jana Zaffarano

**Discussion Topics:**

1. **Issues with Builders** – Cameray and Bordeaux are working numerous issues with their builder, Murray Franklin
2. **Rats** - Bouchard has worked with their builder to remedy problems with their structures that were encouraging infestations of rats to some of their homes from the adjacent wetlands. According to pest control experts, bird feeders are a big attraction for rats since they feed off the seeds dropped by the birds. Several HOA's are planning to prohibit bird feeders as a result. *All HOA's should make rat education and prevention a top priority for their neighborhoods and continually emphasize the importance in their newsletters.*
3. **Trail** - Mark confirmed that the benches on the common area trail running through Bordeaux were recently stained/treated.
4. **SE 8<sup>th</sup> and 244<sup>th</sup> Ave SE** – Bob Simonson (Bouchard) has worked with the city to clean up this area and keep it clean in the future. Thanks, Bob!
5. **238<sup>th</sup> Ave SE** – Vintage I Board meeting with the mayor of Sammamish on Sep 22nd to discuss No Parking in front of the main park. They will also discuss the continuing problems with drivers along 238th in front of the park (e.g., speeding and passing).
6. **Fence Painting** – ~~Agreed that maintenance (to include painting) of fences between Vintage I and Vintage VI is the responsibility of Vintage I homeowners.~~ Issue is still being resolved between Bordeaux and Vintage I.
7. **2004 Expenses** – Several HOA's still need to settle up for 2004 expenses. Amounts owed are shown below.
8. **Bark** - As we agreed in the past, we are considering re-barking all common areas again in the spring of 2006. If we agree to pursue at our next meeting, this would likely add an expense comparable to what each HOA incurred during the summer of 2004.
9. **Water Audits** - Cameray and Bouchard were notified of apparent problems with their recent water audits that may require them to perform additional audits to continue receiving the comparable rate reduction from the water dept.
10. **Next Meeting** – Agreed that the next meeting will be at 7 p.m. on Jan 30th in the Cameray clubhouse. Please bring all 2005 common area invoices to calculate expenses.

**2004 Expenses 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 & Pomerai)	(\$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)	

**From:** Bohanan, Mike  
**Sent:** Tuesday, September 06, 2005 7:17 AM  
**To:** 'Anil Kothari (Vintage III HOA - Pomerai/Provence)'; ' (wagrafs@comcast.net)'; 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Barbara Yanda (Vintage II HOA - Touraine) (barbara.a.yanda@boeing.com)'; 'David Anfinrun (Vintage III HOA - Pomerai/Provence)'; 'Erin LaFrance (Vintage VII HOA - Cameray)'; 'Frank Bloom (Vintage IV HOA - Bouchard)'; 'Jay Jennings (Vintage VI HOA - Bordeaux)'; 'Kimberly Lewis (Vintage III HOA - Pomerai/Provence) (wasprosis@comcast.net)'; 'Marilyn Vitkevich (Vintage II HOA - Touraine) (m13mv@comcast.net)'; 'Mark Hubers (Vintage VI HOA - Bordeaux)'; 'Mike Dryja (Vintage III HOA - Pomerai/Provence) (mike@dryjapat.com)'; 'Mike Jackson (Vintage II HOA - Touraine) (mgjackson@peoplepc.com)'; 'Patrice Virgin (Vintage VII HOA - Cameray)'; 'Rich Alderson (Vintage II HOA - Touraine) (touraine@alderson.users.panix.com)'; 'Ruth Edwards (Vintage VII HOA - Cameray)'; 'Tassie Medlin (Vintage II HOA - Touraine)'; 'Tom Grossi (Vintage V HOA)'; ' (wagrafs@comcast.net)'  
**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 - Meeting on Sep 12th at 7 p.m. in the Cameray clubhouse (no text)