

## Bohanan, Mike

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**From:** Bohanan, Mike  
**Sent:** Tuesday, February 07, 2006 7:21 AM  
**To:** 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Bob Simonson (Vintage IV HOA - Bouchard)'; '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)'; '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)'; 'Tom Grossi (Vintage V HOA)'; 'Marilyn Vitkevich (Vintage II - Touraine)'; 'Mike Jackson (Vintage II - Touraine)'; 'Rich Alderson (Vintage II - Touraine)'; 'Kimmberly Lewis (Vintage III - Pomerai / Provence)'; 'Mike Dryja (Vintage III - Pomerai / 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 (30 Jan 06) FINAL Minutes

Everyone - The minutes are now **FINAL**. The only comment received was confirmation that I should add item 7 below on the fence painting agreement between Bordeaux and Vintage I. Other than that, I also updated several of the contacts on our distribution list. Since there were no comments related to the meeting date, we will now consider that firm - **our next meeting will be Mar 20th at 7 p.m. at the Cameray clubhouse**. I'll continue to work the 2005 expense spreadsheet and communicate results for your review prior to the next meeting.

Mike

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**From:** Bohanan, Mike  
**Sent:** Wednesday, February 01, 2006 12:26 PM  
**To:** 'Barbara Pelfrey (Vintage VI HOA - Bordeaux)'; 'Bob Simonson (Vintage IV HOA - Bouchard)'; '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)'; 'Tom Grossi (Vintage V HOA)'; 'Anil Kothari (Vintage III HOA - Pomerai/Provence)'; 'Barbara Yanda (Vintage II - Touraine)'; 'Marilyn Vitkevich (Vintage II - Touraine)'; 'Mike Jackson (Vintage II - Touraine)'; 'Rich Alderson (Vintage II - Touraine)'; 'Barbara Graf (Vintage III - Pomerai / Provence)'; 'Kimmberly Lewis (Vintage III - Pomerai / Provence)'; 'Mike Dryja (Vintage III - Pomerai / Provence)'  
**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 (30 Jan 06) DRAFT Minutes

Everyone - Shown below are my DRAFT minutes from our meeting on Jan 30th. Also, I'm proposing our next meeting to be on Mar 20th at 7 p.m. in the Cameray clubhouse. **Please respond by no later than Feb 6th with any corrections to the minutes or if you are unable to attend the proposed next meeting on Mar 20th.** After Feb 6th, I'll forward the final version of the minutes and confirmation on the next meeting date. Also, I attempted to update the distribution list as I understand it. Please let me know if others should be added or deleted.

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

John Anderson & Bob Simonson - Sorry, please confirm which of you it was that attended the meeting with Frank. Thanks  
Jana - Please forward Linda Toy's email address. Thanks

### Minutes

#### Voting Attendees:

Vintage I (Keswick / Avignon) - Mike Bohanan

Vintage II (Touraine) - No representation (However, it's likely the new Board members did not yet know of the meeting)

Vintage III (Pomerol / Provence) - "Mike" Dryja? (Need clarification on current Board structure to confirm voting authority)  
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) – John Anderson  
Vintage VII (Cameray) – Patrice Virgin  
McPherson's Property Management – Jana Zaffarano

Discussion Topics:

1. **2004 Expenses** – With receipt of payment from Vintage II to both Vintage I and Vintage V, all common area expenses for 2004 have now been paid and received.
2. **2005 Expenses** - Nearly all HOA's provided their 2005 common area expense figures. (See below) Several still need to provide copies of the invoices. Mike to input figures into the expense spreadsheet to determine overall status.
3. **Water Audits** - Majority vote of five HOA's present determined that the three HOA's (Vintage III, IV, VII) that were taken off the metered water program in 2005 will be allowed to deduct their total water bills. (Voting For: Vintage IV, VI, & VII / Voting Against: Vintage I & III) This vote was for 2005 expenses only. For 2006 and beyond, HOA's currently are not allowed to claim more than 65% of their unaudited water bills - as agreed to at a previous Committee meeting.
4. **Bark** – 2006 would normally mark the time that all Vintage HOA's would re-bark their common areas as part of the every-other-year agreement from previous Committee meetings. However, all HOA's currently feel that we do not need to do so this year. Agreement that we'll revisit this issue once more at our next Committee meeting. We also discussed the possibility of using compost or artificial bark in lieu of natural bark.
5. **Other "Vintage" HOA's** – Patrice mentioned that she had seen recent advertising suggesting the possibility that there may be other HOA's being added to our current seven making up the Common Areas. She will investigate further.
6. **Park Equipment** - Several HOA's expressed interest in considering the purchase of play equipment for the Common areas playground (aka soccer field next to Cameray). Mike expressed concern that Vintage I (and possibly others such as Vintage II) would likely not be interested in paying for this. Vintage I already has play equipment and would receive no additional benefit for their residents with play equipment at the soccer field. Agreement that this will not happen in 2006 but that it should be discussed further at a future meeting.
7. **Fence Painting** - Mark and Mike agreed that Bourdeaux is responsible for painting the east side (only) of the fences between Vintage I and Bourdeaux. Mike to forward color information but Vintage I has no input into colors selected.
8. **Next Meeting** – No discussion on the next meeting date/time during the meeting.

2005 Expenses

- Vintage I - Figures provided. Jana to provide invoices.
- Vintage II - Jana to talk with Linda Toy (new McPherson property manager for Vintage II)
- Vintage III - Figures and invoices provided.
- Vintage IV - Figures and invoices provided.
- Vintage V - Figures provided. Jana to provide invoices.
- Vintage VI - Figures and invoices provided.
- Vintage VII - Figures and invoices provided.