

**Vintage 1 HOA**  
**Board Meeting Minutes**  
**January 16, 2001**

Attendees: Janet Kenerson, Brian Harriss, Jay Carskaden, Carol & Alexandra Smith

Meeting at Janet's home called to order at 6:40 PM.

Previous Meeting Minutes

The 10/17/00 meeting minutes were approved by the Treasurer.

Action Item Review

All actions from the previous meeting were considered closed with the exception of finding an attorney. This action item was amended as described in the following section.

The President reported that Safeco American States is our insurer as of 11/1/00. **D06-2000**

The Treasurer reported that Todd Hofheins will provide accountant services. **D01-2001**

The Secretary reported that TCP Painting estimated a fencing prep/paint cost of \$750 per 100 yards of fence.

Member Purchase of Tract L

Homeowner Ms. Carol Smith described to the Board her family's interest in purchasing Tract L. Tract L is immediately adjacent to Ms. Smith's eastern property line. The original intent of Tract L, (and corresponding Tract M) were for monuments marking the southeast entrance to the Keswick development. Subsequent to assigning Tract L (and Tract M), the developer decided to not construct said monuments. Presently, Tract L has grass landscaping. The Board informed Ms. Smith that there is no HOA plan for improvements to Tract L (or Tract M).

Ms. Smith described the mutual advantages to her family and the HOA should the Smith's family be allowed to purchase Tract L. She explained her family's desire to enclose their rear yard with a fence. Smith ownership of Tract L would allow for a larger rear yard and at the same time allow a sensible extension to existing fencing. Smith

ownership would reduce HOA property tax, and eliminate HOA maintenance. Ms. Smith also explain that any fencing would comply with CC&R specifications.

In exchange for Tract L, Ms. Smith proposed paying to the HOA \$2000, and pay for any related attorney, recording, and processing fees.

The Board's interpretation of Article 15 of the CC&R requires 100% membership approval to purchase of HOA property, including Tract L. However, because Tract L (and Tract M) serve no purpose, the Board decided to facilitate Smith purchase of Tract L. The Board and Ms. Smith agreed that a 100% member approval is an onerous requirement. Instead, the Board proposed an amendment to Article 15 to allow purchase of only Tract L and Tract M specifically by the adjacent homeowner with 67% membership approval. Amendments to the CC&R also require 67% membership approval. The amendment and purchase proposal would be combined into one membership vote.

The President took the action to discuss this proposal with an attorney. Ms. Smith agreed to present her proposal at the annual HOA membership meeting in February.

### Budget

The Treasure presented a 2001 budget proposal. Highlights of the proposed budget are as follows:

Annual dues of \$240, a 20% reduction from last year

Highridge continues as landscape contractor - no change from 2000 contract

Safeco continues as insurer - policy in place through October 2001

\$1000 allocated to the Events Committee

The Board approved the budget proposal with only minor updates to a few line items.

Details of the 2001 budget will be shared the annual meeting in February.

### Annual Membership Meeting

The Board decided to hold the 2001 annual membership meeting at Sammamish Hills Lutheran Church at 7:00PM on Tuesday, February 27. The President took the action to reserve the usual room.

The Board agreed to include a self-addressed stamped envelope along with the meeting notice and proxy statement to facilitate return of proxies. Additionally, the Treasure took the action to improve the clarity of the proxy statement.

The Treasurer will call an envelope stuffing meeting around January 28 to assure that meeting notices are mailed about thirty days before the meeting.

### Miscellaneous

Ten homeowners are delinquent in payment for 2000 dues. A letter will be sent shortly demanding payment, and to warn of interest charges if payment is not received immediately.

It was clarified that shared expenses among other HOA are for Tracts E, O and Z.

Disclaimer: The on-line meeting minutes are not the official meeting minutes. The Vintage One HOA Secretary has the official documents on hand.