

VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

October 13, 2011

*Minutes*

BOARD MEMBERS

Jim Foley	President
Frank Hedges	Vice-President
Laurel Stoner (absent)	Secretary
Steve Gillen	Treasurer
Ruut Van Den Hoed	Director
John Glass (absent)	Director
Jim Turke	Director

OTHERS PRESENT

Gary Martiny of Community Management Services, Inc.  
Two (2) Homeowners

**ITEM I. - Call to Order** – President Jim Foley at 7:00 PM.

**ITEM II. - Open Forum**

1. 19216 – Dave Kettleman – talked about a possible gas line intrusion at a fitting at his unit.

**ITEM III. – Approval of the Minutes** of September 8<sup>th</sup>, 2011. Ruut Van Den Hoed motioned to approve the minutes as presented. Frank Hedges seconded the motion and it passed.

**ITEM IV. – The Association Manager’s Report**

1. The workorder history report for September, 2011, was reviewed.
2. 19817 – the sprinklers at this unit were spraying up against the living room door and has soaked the carpeting. Jim Foley said he will take a look at it.
3. 19234 – windows have been reviewed and have been approved.
4. [REDACTED] dogs have been reported to once again be walked off of a leash in the complex. Jim Foley reviewed the situation: She must stop breeding dogs in her unit; Her neighbor says [REDACTED] has ten (10) dogs in her unit; the next time that the offense occurs she will be directed to attend a “fine hearing”.
5. The scavenging of the dumpsters issue was reviewed. A letter has been sent to the offender. Steve Gillen thinks that the situation has gone away.
6. 19630 – windows replacement was discussed. No action taken.

**ITEM V. Committee Reports**

- A. Financial Report – the financials were reviewed.
  1. The financial report for 09-30-11 was reviewed.
  2. Delinquency report – Frank Hedges reviewed the financials.
  3. Building ordinance insurance was discussed.
- B. Security – none
- C. Maintenance – Manuel Pineda will be doing some work in the complex soon.
- D. Clubhouse renovation project – Jim Foley recently met with the architect.

E. Landscape – Steve Gillen reviewed a recent walkthrough with the gardeners.

**ITEM VI. – New and Old Business**

1. This year's Christmas party was discussed. Jim Foley and Chris Burns will not be able to do the party this year.
2. The fall cleanup dumpsters (2) are scheduled to be put in the complex on the first week of November for two weeks.
3. The issue of "trick or treaters" in the complex was discussed. No e-mails will be going out to the residents.
4. The Board voted to begin future Board meetings at 6:00 PM instead of 7:00 PM.

**ITEM VII. – Correspondence** – the following correspondence was reviewed by the Board.

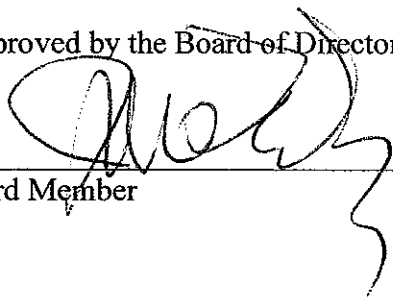
1. 19304 – huge mess in both patios.
2. 19624 - tenant was observed smoking on the balcony.
3. 19204 – scavenging the dumpsters.

**ITEM VIII. - Newsletter Articles** – The Board is to send all newsletter articles to Gary Martiny by the 6<sup>th</sup> of each month.

**ITEM IX. - Adjournment**

The Board Meeting adjourned at 7:55 PM. The next meeting is scheduled for November 10<sup>th</sup>, 2011, beginning at 6:00 PM at the clubhouse. The Board then went into executive session.

As approved by the Board of Directors,



Board Member

10 NOV 11

Date