

**VINEYARDS OF SARATOGA HOMEOWNERS
ASSOCIATION
BOARD OF DIRECTORS MEETING
January 10, 2008
*Minutes***

BOARD MEMBERS

DRAFT

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

OTHERS PRESENT

Gary Martiny – Community Management Services, Inc.
Six (6) residents
Janice McCabe of McCabe Interiors

ITEM I – Call to Order

- Jim Foley called the Board of Directors meeting to order at 7:00 pm.

ITEM II – Open Forum

- Janice McCabe talked about her ideas for updating and re-modeling the clubhouse.
- Madeline Smith of 19712 talked about a tree that drops a lot of leaves in her back patio. Steve Gillen told her she's on the list to have the tree trimmed.
- 19703 – owner talked about installing windows and the reasons for not allowing retrofit windows. The Board reiterated that she could not install retrofit windows.

ITEM III – Approval of Minutes

The Board reviewed the minutes of the December 13, 2007, Board of Directors meeting and Ruut Van Den Hoed motioned to approve them as written. Bill Sullivan seconded the motion and it passed.

ITEM IV – Association Manager's Report

1. The Board did not review the work order history report for the month of December 2007.
2. The utility log was not reviewed.

ITEM V. – Committee Reports

A. Treasurer's Report

- The financial report dated December 31, '07, was not reviewed at this meeting.
- The delinquency report dated 11-30-07 was reviewed by the Board. The Board wants to make sure the first homeowner on the list is followed up on and finalized.

Page Two

- B. Landscape Report – Steve Gillen talked about tree trimming.
- C. Security Report – Frank Hedges had no report.
- D. Maintenance Report - none given.
- E. Clubhouse committee – Frank Hedges motioned to approve the contract for Janice McCabe Interiors to do the work in the clubhouse and to give her a retainer of \$8,700.00. Steve Gillen seconded the motion and it carried.
- F. Web Site – no report given at this meeting.

ITEM VI – Old Business

- The on-going dog barking issue will be discussed in executive session.
- The new agenda posting issue was reviewed by the Board.

ITEM VII – New Business

- Laurel Stoner motioned to move the 2008 Annual Meeting to March 13th, 2008, Frank Hedges seconded the motion and it passed.

ITEM VIII – Correspondence – none reviewed.

ITEM IX – Newsletter articles – The Board is to send all newsletter articles to Gary Martiny by the 6th of every month. List needs for help on committees.

ITEM X - Adjournment – The general meeting adjourned at 8:20 PM. The next meeting is scheduled to be held on February 14, 2008, at the clubhouse. The Board then went into executive session.

As approved by the Board of Directors,

Director

Date: