

**VINEYARDS OF SARATOGA HOMEOWNERS
ASSOCIATION
BOARD OF DIRECTORS MEETING
February 14, 2008
*Minutes***

BOARD MEMBERS

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.
Four (4) residents

ITEM I – Call to Order

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

ITEM II – Open Forum

- Mary Halling of 19820 discussed the hardwood floors dispute with 19821. The HOA sent them a letter with no results. Gary M. is to send the owners a “fine hearing” letter.
- The issue of the dumpsters was discussed. Members are not breaking down cardboard boxes and putting them in dumpster #3.
- Murray Powell of 19631 talked about a tree at his unit that he would like taken out. Landscaping is to look at it.

ITEM III – Approval of Minutes

The Board reviewed the minutes of the January 10, 2008, Board of Directors meeting and Bill Sullivan motioned to approve them as written. Laurel Stoner seconded the motion and it passed.

ITEM IV – Association Manager’s Report

1. The Board reviewed the work order history report for the month of January 2008.
2. The HOA earthquake insurance was reviewed. Frank Hedges motioned to approve the bid from Lloyd’s of London for \$45,609.00. Bill Sullivan seconded the motion and it passed.
3. The Board reviewed two (2) lien approvals. Frank Hedges motioned to approve to file as lien - #12006800 and 12009700. Steve Gillen seconded the motion and it carried.
4. The Board reviewed the 2008 proposed budget. Frank Hedges talked about putting some funds into seismic upgrades. Bill Sullivan motioned to accept the draft #2 2008 budget. Frank Hedges seconded the motion and it passed.

ITEM V. – Committee Reports

- A. Treasurer's Report
 - The financial report dated January 31, '08, was reviewed at this meeting.
 - The delinquency report dated January 31, 2008 was discussed by the Board.
- B. Landscape Report – Steve Gillen – none given.
- C. Security Report – Frank Hedges talked about a homeowner that had passed away recently.
- D. Maintenance Report - 19101 – the drain line is still in the garage. Send a letter to the owners directing them to repair it or the HOA will and charge them for the job.
- E. Clubhouse committee – Debra Matthison talked about purchasing some items for the renovation of the clubhouse. Next committee meeting will be March 10th.
- F. Web Site – no report given at this meeting.

ITEM VI – Old Business

- 19631 – Murray Powell – Gary M. is to write a letter telling Murray that it's not the responsibility of the HOA to reimburse homeowners for any damages due to the repairs to the backflow devices in the complex.
- 19821 – send letter to the owners.
- 19306 – Board reviewed the complaints about the upstairs neighbor.

ITEM VII – New Business – none reviewed.

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.

ITEM X - Adjournment – The general meeting adjourned at 9:20 PM. The next meeting is the Annual Meeting which is scheduled to be held on March 20, 2008, at the clubhouse. The Board then went into executive session.

As approved by the Board of Directors,

Director

Date: