

VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

November 10, 2011

Minutes

BOARD MEMBERS

Jim Foley	President
Frank Hedges	Vice-President
Laurel Stoner	Secretary
Steve Gillen	Treasurer
Ruut Van Den Hoed	Director
John Glass	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 6:00 PM.

ITEM II. - Open Forum

ITEM III. – Approval of the Minutes of October 13th, 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 October, 2011, was reviewed.
2. The reserve study was discussed.
3. The work orders for the three units that Xteria is doing was reviewed by Jim Foley.
4. The Wassem/Hamilton issue was reviewed by Frank Hedges. The Board wants to proceed with legal action against them.

ITEM V. Committee Reports

- A. Financial Report
 1. The financial report for 10-31-11 was reviewed.
 2. Delinquency report for 10-31-11– Frank Hedges reviewed the report.
 3. Building ordinance insurance was discussed.
- B. Security – none
- C. Maintenance – Manuel Pineda will be continuing to do some work in the complex.
- D. Clubhouse renovation project – Jim Foley recently met with the architect.
- E. Landscape – The proposal from Davey Tree was reviewed.

ITEM VI. – New and Old Business

1. The issue of the homeowner who complained about removing lawn and replacing it with trees was discussed by Jim Foley.
2. The two pet rule and breeding dogs in unit 19414 was reviewed by the Board. One more complaint about this issue and the owner will be directed to attend a fine hearing.

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

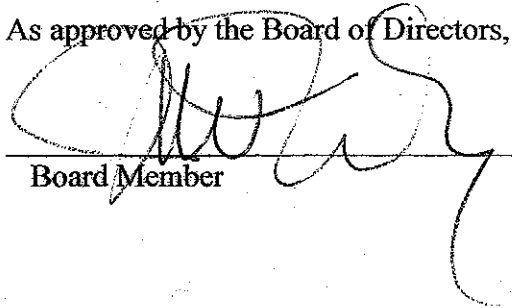
1. 19817 - Tony was observed smoking on the balcony.

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

ITEM IX. - Adjournment

The Board Meeting adjourned at 7:15 PM. The next meeting is scheduled for December 8th, 2011, beginning at 6:00 PM at the clubhouse.

As approved by the Board of Directors,



Board Member

8 NOV 11

Date