

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 28, 2012**

BOARD MEMBERS

Jim Foley	President
Frank Hedges	Vice-President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Ruut Van Den Hoed	Director
Steve Gillen	Director
Jim Turke	Director

OTHERS PRESENT

Chris Benton	Homeowner
Nora White	Homeowner
Luis Heredia	Community Management Services, Inc.

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 10:01 AM at the association’s clubhouse.

ITEM II - Open Forum

There were no homeowner issues brought before the board of directors.

ITEM III – Other Business

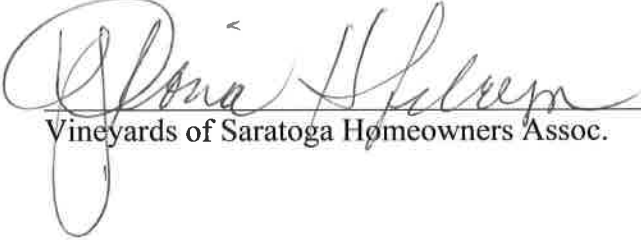
- A. Jim Foley presented the board with the proposal from G.B. Group for the remodeling of the restrooms. Jim guided the board through the remodel and the changes that would be made to the women’s restrooms. The board and visitors took a look at the actual facility to review and understand the changes. Frank Hedges made a motion to approve the proposal for the remodel of the restrooms as presented for a total of \$96,477.36 and option 1 for the installation of lights and motion sensors for the additional cost of \$2,505.30. Gloria Felcyn seconded the motion and the motion carried for a total reserves expenditure of \$98,982.66.
- B. The board discussed the programming and the distribution of the keyless fobs to the homeowners to allow the use of the clubhouse and the pool and spa. Steve Gillen made a motion to approve the cost of \$200.00 for a replacement fob. Frank Hedges seconded the motion and the motion carried.
- C. The board discussed the options that the board should consider regarding the issues surrounding 19305 Vineyard Lane. Laurel Smith volunteered to meet with the owner and listen to the noise coming from the unit in question. Frank Hedges also informed the

board on the option of Individual Dispute Resolution or a meet and confer. Laurel Smith made a motion to approve scheduling the owner of 19305 to meet with Jim Foley and Frank Hedges to discuss both the behavior of his tenant and the conditions of the unit. Gloria Felcyn seconded the motion and eh motion carried.

ITEM IV – Adjournment

The Board Meeting adjourned at 11:13 AM. The next meeting is scheduled for December 13, 2012, beginning at 7:00 PM at the clubhouse

As approved by the Board of Directors,


Vineyards of Saratoga Homeowners Assoc.

12/13/2012
Date