

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 9, 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 (absent)

**OTHERS PRESENT**

Carolyn Carter	Homeowner
Bei Li	Homeowner
Deborah Matheson	Homeowner
Gail Hugger	Homeowner
Luis Heredia	Community Management Services, Inc.

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:00 PM at the association’s clubhouse.

**ITEM II - Open Forum**

Homeowner of 19701 noted that the irrigation across from the unit may not be working properly and the trees along the perimeter were either dead or dying.

Two homeowners lodged complaints regarding the noise and disturbances by the tenants of 19305. The complaints ranged from slamming of doors to parties at 2:00 am and beyond.

Homeowner of 19118 thanked the board for the work to the unit regarding termites.

**ITEM III – Approval of the Minutes**

- A. The board reviewed the minutes from July 12, 2012 board of directors executive session. Laurel Smith made a motion to approve the minutes as presented. Frank Hedges seconded the motion and the motion carried.
- B. The board reviewed the minutes from July 12, 2012 board of directors meeting. Laurel Smith made a motion to approve the minutes as presented. Frank Hedges seconded the motion and the motion carried.

**ITEM IV - Committee Reports**

A. Financial Report – July 31, 2012

Gloria Felcyn reported to the board that the financials for July 31, 2012. Gloria had found the financials to be precise and except for a misspelling Gloria recommended the financials be accepted. Gloria then presented the board with a report of all of the operating and reserve savings and expenditures for the clubhouse project. The report was to assist the board in determining the funds to be used during the clubhouse renovation project and how much and how best to invest the reserves funds in order not to impact the project. The board gave Gloria a vote of confidence to work with CMS accountant Jill Grellman to determine the where and how much to invest the association's reserve funds.

B. Aging Report – July 31, 2012

The Board reviewed the aging report for July 31, 2012 and discussed the three delinquent accounts. The board discussed the current state of each of the accounts and what steps were being taken to collect the delinquent funds.

C. Security

Frank Hedges informed the board that he had been working with First Alarm to install and support the security system for the clubhouse.

D. Landscape

Steve Gillen reported on the bids for the trimming and tree removals. Steve informed the board that some of the bidders were hesitant to bid since they were aware that Davey tree would be bidding. In fact the bid from the company that had trimmed the trees for several years was the most expensive. Steve Gillen made a motion to approve the bid from Bill's Tree Service. Gloria Felcyn seconded the motion and the motion carried.

E. Maintenance/Clubhouse

Jim Foley reviewed the current clubhouse project with the board. GB Group had removed all of the siding and the roofing. G.B. Group was working on a number of details relating to the stairs, the decks, windows and doors. Additionally All Seasons Roofing was working on all the details of the roof. Jim also noted that once the clubhouse was nearing completion he would recommend the replacement of the pump room and arbor at the large pool area.

### **ITEM V – The Association Manager's Report**

The Board reviewed the action items as well as the work order history for the past 30 days. The board also reviewed the 2012 Association's calendar.

### **ITEM VI – Other Business**

A. Clubhouse Rental Contract

The Board of Directors reviewed the architectural request from 19714 Vineyard Lane for the installation of an arbor over the back deck. Steven Gillen made a motion to approve the installation of the arbor on the condition that they follow the design on his deck which included an extra support. Ruut Van Den Hoed seconded the motion and the motion carried.

- B. The Board reviewed the contract from Commercial Energy to allow the board to purchase the gas for the common area such as to heat the pool and the clubhouse directly from Commercial Energy. It also included an energy audit for their electrical which if it was found to be a savings Commercial Energy would receive 33% of the savings for up to 24 months. Steven Gillen made a motion to approve the contract with Commercial Energy. Ruut Van Den Hoed seconded the motion and the motion carried.

**ITEM VII – Correspondence**

- A. The Board of Directors reviewed correspondence from the past 30 days.

**ITEM VIII - Newsletter Articles**

1. Smoke Free environment
2. ACH Agreement
3. Clubhouse (No Events)

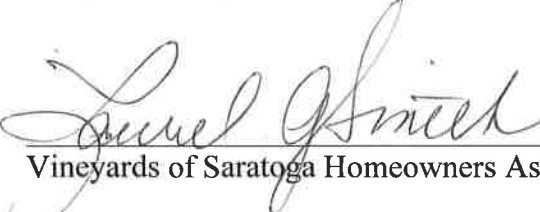
**ITEM IX – Adjournment**

The Board Meeting adjourned at 8:10 PM. The next meeting is scheduled for August 9, 2012, beginning at 7:00 PM in the clubhouse.

**ITEM X – Executive Session**

The Board of Directors adjourned into executive session to address member discipline.

As approved by the Board of Directors,

  
Vineyards of Saratoga Homeowners Assoc.

9-13-12  
Date