

VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

January 12, 2012

Minutes

BOARD MEMBERS

DRAFT

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

OTHERS PRESENT

Gary Martiny of Community Management Services, Inc.
Three (3) Homeowners

ITEM I. - Call to Order – President Jim Foley at 6:00 PM.

ITEM II. - Open Forum

1. Margaret Matthewson asked about the drain issue. Jim Foley told her that it is in progress. And that Drainworks will be going to look at her line again.

ITEM III. – Approval of the Minutes of December 8th, 2011. Laurel Smith 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 November – December , 2011, was reviewed.
2. Tree removal was reviewed by Jim Foley. Steve Gillen will review again next meeting.
3. Budget 2012 was reviewed. Jim Foley thinks that we don’t have to raise the dues.
Frank Hedges motioned to adopt the Budget for 2012 as presented by Jill Grellman.
There will be no dues increases. The Board voted unanimously to approve as presented.
The delinquent assessment policy was reviewed by the Board. Frank Hedges motioned to adopt the policy. Laurel Stoner seconded the motion and it passed. Jim Foley signed.
4. TV antenna for unit 19411 was discussed. The owner needs to call Jim Foley to determine the location of the dish. He can install a TV antenna as well. He is to call Jim Foley.
5. Proposal for a reserve study was discussed. Jim Turke motioned to approve the study from Barrera & Co. It was approved unanimously by the Board at a cost of \$1650.00.
6. Discuss the title report status.

ITEM V. Committee Reports

A. Financial Report

1. The financial report for 12-31-11 was reviewed.
2. Delinquency report for 12-31-11 was reviewed.

B. Security

1. Frank Hedges discussed some people coming into to swim in the late hours.
Frank confiscated a swimmer’s bathing suit.

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- C. Maintenance – Jim Foley talked about progress that is being made with the clubhouse. Jim is going to replace the current architect on the project.
- D. Clubhouse renovation project – none.
- E. Landscape – none given.

ITEM VI. – New and Old Business

- 1. Election of Board Officers and reestablishment of the executive committee and any other committee appointments.

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


- 1. Jeanne Roths of 19714 pet and noise violations were reviewed.

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 7:00 PM. The next meeting is scheduled for March 8, 2012, beginning at 7:00 PM at the clubhouse.

As approved by the Board of Directors,


Board Member


Date