

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF THE MEMBERSHIP  
FEBRUARY 14, 2013**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

109 Homeowners in person or by ballot  
Luis Heredia Community Management Services, Inc.

**ITEM I - Call to Order**

The Annual Meeting of the Membership was called to order at 7:03 PM by President Jim Foley.

**ITEM II – Establishment of Quorum**

A quorum was established by having One Hundred and nine (109) homeowners present in person or represented by ballot and 42 were needed for quorum.

**ITEM III. Approval of 2012 Annual Meeting Minutes**

Gean Hankey noted that her name was misspelled and Anna Scicinska also noted that her name was also misspelled. These changes were noted and corrected. There being no further changes of corrections Nora White made a motion to approve the annual minutes from 2012 as amended. Bonnie seconded the motion carried.

**ITEM IV – Reports of officers and committees**

Mr. Jim Foley made a presentation to the membership present of the accomplishments of the board during 2012 and what the board expected to address in 2013.

Mr. Foley first touched on the items addressed during 2012 which consisted of the seal cost applied to the streets to the entire community, the trimming and removal of the community trees, the concrete repairs throughout the community, and the Clubhouse Renovation. Jim also informed those present of the accomplishments of the board, treasurer, Gloria Felcyn who saved the association a substantial amount during the renewal of the association Master Insurance Policies. Gloria had also been successful in investing the reserve funds by diversifying into additional financial institutions while maintaining the security of the association's funds.

In 2013 the Board of Directors would be tackling a number of items, some already underway and others yet to begin. The first would be to complete the remodel of the clubhouse including the restrooms, the furniture, the kitchen, and interior surfaces. Other projects to be undertaken during the upcoming year would be the painting of the community. The board was currently working on the color pallet and would be utilizing the Dunn Edwards representative to put the project out for multiple bids.

The board had also begun and would continue to work on the cleaning of the mailbox kiosks. Time had taken its toll on the metal and the board would be working on getting them into shape.

Additionally the large pool area was also in need of a makeover. While it is structurally sound, it was deteriorating and does require a face lift. More on this project would be announced in future newsletters.

Lastly the board would be working on updating its governing documents. This included the CC&Rs, By-Laws, and Rules and Regulations. This would be a large undertaking and the board would be determining the best approach to take to accomplish this task.

#### **ITEM V - Elections**

- A. Election of Directors – There were three open seats for election to the board of directors.
- B. The election inspector (Tony Fischer) assigned two (2) homeowners to count the ballots. The following are the results as presented to the membership by the elections inspector.

Jim Foley	received 77 votes (elected) 2 year term
Anna Scicinska	received 72 votes (elected 2 year term
Dave Katleman	received 55 votes (tied for open seat)
Ruut van den Hoed	received 55 votes (tied for open seat)
Jim Turke	received 44 votes (not elected)

- C. There was a tie for the third open seat. The Association Manager would contact both candidates to determine if either of them would yield to the other candidate. If not a run-off election may be necessary.

#### **ITEM VI – IRS Resolution**

- A. IRS Resolution - A motion was made, seconded, and unanimously approved to allocate any excess operating funds to the reserve account at the end of the 2013 fiscal year. The ballot vote was 96 in favor and 7 against.

#### **ITEM VII – Other Business**

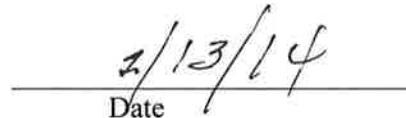
Those present expressed a request for better communication with the membership. This would include a more meaningful newsletter. Anna Scicinska volunteered to spearhead this endeavor. The board welcomed her assistance.

#### **ITEM VIII– Adjournment**

There being no further business before the Membership at the 2013 annual meeting was adjourned at 8:56 PM.

As Approved by the Membership,

  
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Vineyards of Saratoga Homeowners Association

  
\_\_\_\_\_  
Date