

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 10, 2013**

BOARD MEMBERS

Jim Foley	President
Frank Hedges	Vice-President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Jim Turke	Director

OTHERS PRESENT

5 Homeowners
Luis Heredia Community Management Services, Inc.

ITEM I - Call to Order –President Jim Foley called to order the Board of Directors meeting at 7:03 PM at the association’s clubhouse.

ITEM II - Open Forum

19538 Michael Tobak – Mr. Tobak thanked the board for the work performed to his unit.

Jan Scicinski – Mr. Scicinski noted a real-estate sign indicated the community was 64% owner occupied.

Jim Foley - Mr. Foley addressed the issue of the Association’s percentage funded. Mr. Foley indicated that he had personally attested that the Association had no more than 40 rentals in the community. It was Mr. Foley’s that due to owners who had PO Boxes and others who allowed their units to be occupied by family members the number of rentals was under 25%. Mr. Foley noted that this would be addressed in the revision of the CC&Rs. However in the meantime Mr. Foley said it was very important to the community that the number of rentals in the community be identified correctly.

Jim Foley asked for a motion from the Board for CMS not to release information which had not been previously approved by the Board. Gloria Felcyn made the motion. Jim Turke seconded the motion and the motion carried.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes of the board meeting held on September 11, 2013. Laurel Smith noted that in the Open Forum the issue of the box in the garbage enclosure brought to the attention by Jim Foley was missing. There being no other changes or correction Laurel Smith made a motion to approve the minutes as amended. Frank Hedges seconded the motion and the motion carried.

ITEM IV - Committee Reports

A. Financial Report – September 30, 2013

- The Board of Directors reviewed the current reconciliations and account statements of the Association's operating and expense accounts for the past two months, the operating and reserve revenues and expenses compared to the current year's budget, as well as the income and expense statement of the Association's operating and reserve accounts. Gloria Felcyn reported on the financials from September 30th. Gloria gave the totals for the current reserves investments which totaled \$2,320,719.15. Gloria also informed the Board and others present of the budgeted income vs. the actual expenses. For the month of September the association's total revenue was on budget and operating expenses were under budget for a income over expenses of \$6,094.20.
- The Board of Directors reviewed the aging report for September 30, 2013.

B. Security

- Frank Hedges indicated he did have the new parking stickers and would work with CMS on the registration of the homeowners and distribution of the parking stickers. Jim Foley noted this would be a good opportunity to gather what information the Board could get from the current owners.

C Maintenance

- Jim Foley informed the Board and others present that Association Construction Services continued to work on the wood repairs throughout the community. As believed 2 to 3 change orders had been received and approved for additional repairs. Jim Foley believed the total amount of repairs could go as high as \$100,000.00.

D. Clubhouse

- Laurel Smith noted the Clubhouse windows had been cleaned.
- Laurel Smith informed the Board and others present that the Clubhouse carpet install would take place on November 22nd through the 24th.

E. Landscape

- Chris Burns addressed the Board of Directors and others present on the status of the landscaping projects throughout the community.
- Chris Burns informed the Board of a scheduled walkthrough with Arborist Gil Mitchell of Davey Tree would perform a walkthrough to determine the condition of the trees in the community on October 21st.

F. Newsletter

- Anna Scicinska informed the issues to be covered in the upcoming newsletter including but not limited to, Clubhouse carpeting; furniture to follow, Clean up after pets, Tree inspection, Dumpsters in November 1st through the 11th, Recycle and break down boxes.

ITEM V – Association Manager’s Report

- A. The Board reviewed the action item list from the past 30 days. The board also reviewed the work order history for the past 30 days and the 2013 Calendar.

ITEM VI – Correspondence

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

ITEM VII – Other Business

- A. The Board of Directors reviewed the Dryer Vent detail as provided by Terry Osuga.
- B. The Board of Directors reviewed the report from Terry Osuga regarding the installation of the windows for a number of residents by 5 Star Windows.
- C. The Board reviewed the bids for the painting of the community. Laurel Smith made a motion to approve the painting bid from Ekim Painting as presented. Gloria Felcyn seconded the motion and the motion carried.

ITEM VIII – Adjournment

The Board Meeting adjourned at 8:45 PM. The next Board of Directors meeting was scheduled for November 14, 2013 at 7:00 pm at the Association’s Clubhouse.

ITEM IX – Executive Session

The Board of Directors adjourned into executive session at 8:51 to address member disciplinary matters.



Vineyards of Saratoga Homeowners Assoc.

11-14-13

Date