

- C. The Board of Directors reviewed the minutes from the special Board of Directors meeting held on December 28, 2013. Gloria Felcyn made a motion to approve the minutes as presented. Frank Hedges seconded the motion and the motion carried.
- D. The Board of Directors reviewed the minutes from the executive session held on December 28, 2013. Gloria Felcyn made a motion to approve the minutes as presented. Frank Hedges seconded the motion and the motion carried.
- E.

ITEM IV - Committee Reports

- A. Appointment of Inspectors of Election
 - In accordance with the By Laws of the Association Frank Hedges made a motion to appoint Jeffrey Klopotic as inspector of elections. Anna Scicinska seconded the motion and the motion carried. Frank Hedges made a motion to approve Community Management Services to receive the Election Ballots. Anna Scicinska seconded the motion and the motion carried.
- B. Nomination Committee

The Nominating Committee presented the names of the nominees for election to the Board of Directors. The six nominees were Paula Camporaso, Gloria Felcyn, Ali Mahdavi, Laurel Smith, Michael Toback, and Nora White.

 - The Nomination Committee announced that there would be a candidate forum held on Saturday, January 25th at 1:00PM at the Clubhouse. This was to give the membership the opportunity to hear from each of the candidates running for the Board. Each candidate would have the opportunity to give a 3 minute introduction. This would be followed by a question and answer period. The forum would close with a 1 to 2 minute closing by each candidate.
- C. Financial Report – November 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 December 31st. Gloria gave the totals for the current reserves investments which totaled \$2,245,134.88. Gloria also noted that the funds in the reserves liquid account was over the FIDC limit but was due to the amount needed for the current repairs and painting of the community. Gloria Felcyn reported the income for December was \$72,682.78 and total expenditures were \$70,910.75. Therefore after allowing for the monthly reserves contribution the association realized an income over expensed of \$1,772.03.
 - The Board of Directors reviewed the aging report for December 31, 2013.
 - Gloria Felcyn addressed the engagement letter from Allen and Cook for the preparation of the Association's annual audit and recommended the Board of Directors approve the engagement letter as presented. Frank Hedges made a motion to approve the engagement letter from Allen and Cook for the Association's annual financial audit. Dave Katleman seconded the motion and the motion carried.
- C. Security
 - Frank Hedges reported on the entering to the clubhouse. Frank informed the Board of instances of residents allowing others to enter the facility without using their own fob. Jim

Foley warned that this practice could result in liability for any damages by the person who allowed the others to enter without using their fob.

- It was also noted that the parking spaces in the front of the community were beginning to experience more car pools.

D Maintenance

- Jim Foley informed the Board of Directors of the additional costs for the repairs to the large pool pump room due to wood rot and the need to replace the roof. It was also noted that the cost of plywood had gone up and had increased the cost of the proposal.
- Jim Foley also commented on the amount of funds in the reserve account. Mr. Foley stated that while the amount seemed to be substantial it was due to a special assessment that took place a few years back. The funds had and were ear marked for roof replacement. While many of the roofs had been replaced, there were several other buildings that had not. A previous Board had replaced roofs on those with leaks. The remaining buildings would still need to be re-roofed at some point. Therefore the current reserve funds may appear to be substantial but may not even be sufficient once the roofing project begins.

F. Landscape

- Chris Burns reported to the Board of Directors that the tree trimming proposals did not appear to be consistent with the scope of work provided by Gill Mitchel or with each other.

G. Newsletter

- Anna Scicinska informed the issues to be covered in the upcoming newsletter including but not limited to, Annual Meeting, Candidate Forum, E-waste Drop off and other recycling opportunities, and a security update.

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 correspondence from the past 30 days.

ITEM VII – Other Business


- A. The Board of Directors reviewed the proposal from Barrera and Company for the Association’s Reserve Study. A motion was made to table the proposal pending additional proposals. The motion was seconded and carried.

ITEM VIII – Adjournment

The Board Meeting adjourned at 9:25 PM. The Annual Meeting of the Membership was scheduled for February 13, 2014 at 7:00 pm at the Association’s Clubhouse.

ITEM IX – Executive Session

The Board of Directors adjourned into executive session to discuss member disciplinary action.


Vineyards of Saratoga Homeowners Assoc.


Date