

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF THE MEMBERSHIP  
FEBRUARY 13, 2014**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

57 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 7:00 PM by President Jim Foley.

**ITEM II – Establishment of Quorum**

A quorum was established by having One Hundred and nine (57) homeowners present in person or represented by ballot and 42 were needed for quorum.

**ITEM IV – President’s Message**

Mr. Jim Foley made a presentation to the membership present of the accomplishments of the board during 2013 and what the board expected to address in 2014.

Mr. Foley first touched on the items addressed during 2013 which consisted of much of the work still in progress. The Board has embarked on the repairs to the dry rot throughout the community.

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 four open seats for election to the board of directors.
- B. The election inspector (Jeff Klopotic) assigned one (1) homeowners and the Association Manager, Luis Heredia to count the ballots.

The following are the results as presented to the membership by the elections inspector.

Paula Camporaso	received 42 votes (elected) 2 year term
Gloria Felcyn	received 45 votes (elected) 2 year term
Ali Mahdavi	received 14 votes (not elected)
Laurel Smith	received 33 votes (elected) 2 year term
Michael Toback	received 43 votes (elected) 2 year term
Nora White	received 24 votes (not elected)
Ruut Van Den Hoed	received 1 votes (write-in not elected)

C. Approval of the 2012 Annual Meeting Minutes

The Minutes from the 2012 Annual Meeting of the Membership held on February 14, 2013 were approved by the membership with 50 votes in favor and 3 opposed.

**ITEM VI – IRS Resolution**

- A. IRS Resolution – the membership approved to allocate any excess operating funds to the reserve account at the end of the 2014 fiscal year with 47 votes in favor and 0 opposed.

**ITEM VII – Other Business**

No other business was duly presented before the Board of Directors.

**ITEM VIII – Adjournment**

There being no further business before the Membership at the 2014 annual meeting was adjourned at 8:27 PM.

As Approved by the Membership,

  
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Vineyards of Saratoga Homeowners Association

  
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Date