

operating account at \$121,033.43 and reserves which totaled \$2,009,208.58. The board reported the income for September at \$72,455.45 and total expenditures were \$73,905.45. Therefore after allowing for the monthly reserves contribution the association had a deficit of expenses over income of \$1,454.00.

- The Board discussed the water use for the past 12 months and how it was affecting the overall budget. It was noted that a conference call was scheduled with San Jose Water Company and James Hillman of White and MacDonald, LLC.
- The Board of Directors reviewed the aging report for September 30, 2014. It was noted that a default judgment of \$29,389.31 had been awarded to the Association. There were some court forms requiring notarizing. Jim Foley volunteered to come to CMS to notarize the forms.

B. Security

- Frank Hedges had nothing to report.

C. Maintenance

- Jim Turke had nothing to report.
- Jim Foley discussed the issue at unit 19820 regarding the electrical disturbance from the adjacent unit 19821. It was noted that the owner had been using an am radio and had been receiving some disturbance. Mr. John Glass engaged an electrician it was determined that the interference was coming from the adjacent unit. When the unit was inspected issues were found with the electrical ground. It was also found that at least one outlet in the kitchen was drawing too much current, which could cause a fire. The owner was to be contacted and would be given 30 days to address the electrical issues or the association would have to have them repaired and charge back the owner.

D. Clubhouse

- The Board would begin to plan on the remodeling of the kitchen. A motion was made to appointed Dave Katleman, Gloria Felcyn, and Paula Camporaso to form the kitchen remodeling committee.
- The Board also discussed the condition of some of the gym equipment. It was also noted that there was too much equipment for the size of the room.

E. Landscape

- Chris Burns reported on the huge problem with squirrels which had been eating tearing the bark off of the elm trees. Chris indicated that several arborists had been contacted but did not have any solution for this issue. Chris suggested contacting Vector Control to see if they had any solution for this problem.
- Laurel Smith informed the board of their progress on the small ponds refurbishing. Laurel indicated they have several vendors who have submitted proposals however they each had different solutions which would cost approximately \$5000.00 per pond. Laurel Smith requested the approval from the Board to continue her research to narrow the criteria. Michael Toback made a motion to approve the continued research into refurbishing the small ponds. David Katleman seconded the motion and the motion carried.

F. Newsletter

- The Board would contact Anna to see if she was up to creating a newsletter for October.

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 2014 Calendar.

ITEM VI – Correspondence

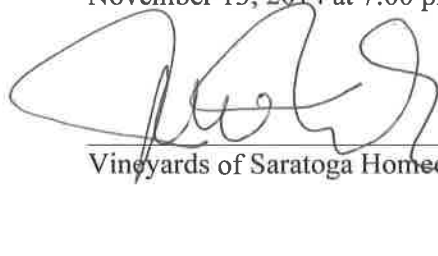
- A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM VII – Other Business

- A. The Board reviewed the dates for special meetings of the Board to discuss the restated governing documents.
- B. There was not further business before the Board of directors.

ITEM VIII – Adjournment

The Board Meeting adjourned at 9:20 PM. The next Board of Directors meeting was scheduled for November 13, 2014 at 7:00 pm at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

13 NOV 14

Date