

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 13, 2014**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary (absent)
Gloria Felcyn	Treasurer (absent)
Anna Scicinska	Director
Dave Katleman	Director
Paula Camporaso	Director

OTHERS PRESENT

4 Homeowners	
Katie Cameron	Pacific Diversified Insurance
Luis Heredia	Community Management Services, Inc.

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:15 PM at the association’s clubhouse.

ITEM II – Agenda Review and Approval

Jim Foley made a motion to amend the agenda to address the association’s master insurance renewal after the open forum. Michael Toback seconded the motion and the carried.

ITEM III - Open Forum

Carolyn Carter – Owner informed the board of a missed recycle pick up at enclosure number 10.

ITEM IV – Association’s Master Insurance Policy Renewal

Katie Cameron of Pacific Diversified Insurance addressed the board regarding the renewal of the association’s master insurance policy. Katie described each of the coverage and the changes between the renewal and the expiring policy. The board inquired as to the worker’s comp coverage and what and who it covered. Katie also explained the specific coverage and deductible for Earthquake. Michael Toback made a motion to approve the master insurance policy renewal as presented. Anna Scicinska seconded the motion for a total operating expense of \$86,431.00.

ITEM V – Review and Approval of the Minutes

- A. The Board reviewed the minutes of the Board of Directors meeting held on October 9, 2014. Michael Toback made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.
- B. The Board viewed the minutes of the four special meetings held on September 30th, October 2nd, October 21st, October 30th, and November 6, 2014. Michael Toback made a

motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.

ITEM VI - Committee Reports

A. Financial Report – September 30, 2014

- 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. Jim Foley read the report prepared by Gloria Felcyn to the board regarding the October 31, 2014. The current operating account was at \$134,249.85 and reserves totaled \$2,031,964.69. The income for October was \$73,379.40 and total expenditures were \$78,036.27. Therefore after allowing for the monthly reserves contribution the association had a deficit of expenses over income of \$4,656.87.
- The Board discussed the water use for the past 12 months and the spreadsheet provided by San Jose Water Company for the past 7 years. It was noted that James Hillman of White and MacDonald, LLC was working on acquiring a refund from San Jose Water Company to offset some deficit from 2013.
- The Board of Directors reviewed the aging report for October 31, 2014.

B. Security

- Frank Hedges had nothing to report.

C. Maintenance

- Jim Turke noted that several ballasts in both the pagoda and lollipop lights had been recently failing.

D. Clubhouse

- The clubhouse committee David Katleman, Gloria Felcyn, and Paula Camporaso would be establishing dates to meet and have report for next month's meeting.

E. Landscape

- Chris Burns reported on the inability to rid the association of the squirrels.
- Chris Burns that all three bids for the removal of two trees had been received. Chris informed the board that due to the amount proposed by Davey Tree it was her recommendation to use Commercial Tree. Anna Scicinska made a motion to approve the proposal from Commercial Tree as presented. David Katleman seconded the motion and the motion carried for a total reserves expenditure of \$4,000.00.

F. Jim Foley reported the board had made several times over the past couple of months and was making good progress on getting through the new documents. Gloria Felcyn had proposed several dates for the next special meeting to continue the document review and Jim Foley requested the board respond in order to confirm the dates.

G. Newsletter

- Anna Scicinska would be including articles regarding speeding, the pool fence replacement, holiday party, pick up trash, and the CC&Rs.

ITEM VII – 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 VIII – Correspondence

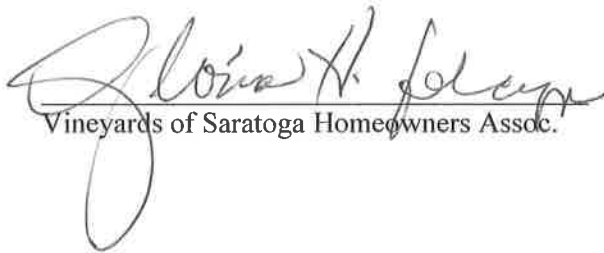
- A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM IX – Other Business

- A. The Board reviewed the architectural request from unit 19401 for the installation of a new air conditioner. Due to the placement of the condenser Jim Foley recommended he meet with the owner or the contractor to determine the best location for the condenser. No further action was needed by the board.
- B. The Board of Directors reviewed the Service and Compensation agreement from Comcast. The board requested a 10% increase in the compensation package.

ITEM X – Adjournment

The Board Meeting adjourned at 9:10 PM. The next Board of Directors meeting was scheduled for December 11, 2014 at 7:00 pm at the Association’s Clubhouse.


Vineyards of Saratoga Homeowners Assdc.

12/11/2014
Date