

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 8, 2015**

BOARD MEMBERS

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

OTHERS PRESENT

8 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

Owner of 19232 had a concern with the deficit of the operating account. Owner also commented on the nomination committee and inspector of elections. Frank Hedges was requested to write a letter with his concerns regarding the deficit in the operating account of the association. Once reviewed if a meeting with the CMS accountant Jill Grellman was required it would be scheduled.

Owner had a question regarding an architectural request for a bathroom remodel.

Owner of 19701 inquired as to the trimming of the fruit trees including the lemon trees.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes of the Board of Directors meeting held on December 11, 2014. It was noted that under the committee reports items were missing from the newsletter report. Gloria Felcyn made a motion to approve the minutes as amended. Paula Camporaso seconded the motion and the motion carried.
- B. The Board reviewed the minutes of the Board of Directors executive session held on December 11, 2014. Gloria Felcyn made a motion to approve the minutes as presented. Paula Camporaso seconded the motion and the motion carried.
- C. The Board viewed the minutes of the special meeting held on December 16, 2014. Gloria Felcyn made a motion to approve the minutes as presented. Paula Camporaso seconded the motion and the motion carried.

ITEM IV - Committee Reports

A. Financial Report – December 31, 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. Gloria Felcyn reported to the Board that as of December 31, 2014 the current operating account was at \$89,744.05 and reserves totaled \$2,089,357.64. The income for December was \$72,730.66 and total expenditures were \$79,104.84. Therefore after allowing for the monthly reserves contribution the association had a deficit of expenses over income of \$6,374.18.
- The Board of Directors reviewed the aging report for December 31, 2014.
- The Board agreed that due to the increase in the amount of the monthly assessments for 2015 a letter from the President to the membership was appropriate.

B. Security

- Frank Hedges reported on a number of young people misusing the pool table. Frank did inform the parents of the issues to make sure it did not happen again. There was no damage to the pool table.

C. Maintenance

- Jim Turke reported on continuing issues with the ballasts for the common area lights.

D. Clubhouse

- The clubhouse committee was planning to meet with the contractors to establish a scope of work and possible costs for the kitchen remodel.

E. Landscape

Laurel Smith reported for the Landscape Committee and informed the board of the clean up of the Ivy at the entrance to the community. Laurel also noted that no further research was being performed on the remodel of the small ponds.

F. Governing Documents

Jim Foley reported on the progress made by the board on reviewing the governing documents. The members of the board continued to meet and review portions of the documents to ensure they met the needs of the community. Due to the difficulties in the Davis Sterling the board was not sure how soon the documents would be ready for review and vote of the membership.

G. Newsletter

Anna Scicinska would be including articles regarding annual meeting ballots, adult supervision of children 18 years of age or younger while using the amenities, Use of exercise room, recycling of wood chips, and annual meeting on February 12th.

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 2015 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 annual meeting materials for the upcoming annual meeting of the membership to be held on February 12, 2015.
- Anna Scicinska made a motion to appoint either Tony Fischer or Jeff Klopotic as inspector of elections. Paula Camporaso seconded the motion and the motion carried.
 - Anna Scicinska made a motion to approve Community Management Services to receive annual meeting ballots. Paula Camporaso seconded the motion and the motion carried.

ITEM VIII – Adjournment

The Board Meeting adjourned at 8:40 PM. The annual meeting of the membership is scheduled for February 12, 2015 at 7:00 pm at the Association's Clubhouse.



Laurel Smith, Sec'y
Vineyards of Saratoga Homeowners Assoc.



Date