

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
FEBRUARY 11, 2016**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Vacant	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 7:02 PM by President Jim Foley.

ITEM II – Establishment of Quorum

A quorum was established by having One Hundred and fifty-four (54) homeowners present in person or represented by ballot and 42 were needed for quorum.

ITEM III – Elections

- A. Election of Directors – There were three open seats for election to the board of directors.
- B. The election inspector (Luis Heredia) assigned one (1) homeowner Bob Catalano to count the ballots.

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

Laurel Smith	received 51 votes (elected 2 year term)
Gloria Felcyn	received 50 votes (elected 2 year term)
Michael Toback	received 51 votes (elected 2 year term)
Jeffrey Klopotic	received 50 votes (elected 2 year term)
Martha Lee Soares	received 1 vote (not elected)

- C. Approval of the 2015 Annual Meeting Minutes

The Minutes from the 2015 Annual Meeting of the Membership held on February 12, 2015 were approved by the membership with 52 votes in favor and 1 opposed.

- D. ITEM IV – IRS Resolution

IRS Resolution – the membership approved to allocate any excess operating funds to the reserve account at the end of the 2016 fiscal year with 51 votes in favor and none opposed.

ITEM IV – President’s Message

Association President, Jim Foley made a presentation to the membership present of the accomplishments of the board during 2015 and the goals the board hoped to address in 2016. Mr. Foley first touched on the items addressed during 2015 which consisted of work already completed.

Accomplishments for 2015

- The Board was working on one final issue to complete of the Association’s Governing Documents before mailing them out to the membership for their approval. Jim Foley explained the aged and complicated easement of egress afforded the association by the builder (Calwest) along the back of the neighboring property. This would be very important if and when the neighboring property is sold and developed.

- The completion of the remodeling of the Clubhouse Kitchen project and the purchase and installation of the high definition television by the Clubhouse Committee Gloria Felcyn, Laurel Smith, and David Katleman.
- Jim Foley commented on the completion of the Wrought Iron Fence around the large pool which was riddled with issues including the wrong height of the fence, the wrong gate hardware, and constant delays of the installation.
- The Sanitary Sewer project which would require a number of hours to review maps and documents with the City of Saratoga and the West Valley Sanitary Sewer Department. Jim hoped to tackle this project in 2016.
- Jim Foley commented on the work by the Landscaping Committee to update the landscaping throughout the community and the work to save the Redwoods. While the landscaping was being updated to drought tolerate plants to save water. The Redwoods were stressed by the drought and the lack of water and most evident the fog from which they acquired most of the water. The Landscape Committee was working on solutions like deep root watering to save the community Redwoods.
- Community awareness: the Board has watched and discussed developments of the properties surrounding the Vineyards (Abrams property, Quito center, and Highway 85 expansion). These developments included the installation of the toll lanes on Highway 85.
- Jim Foley informed those present of the Nextdoor application and the creation of the Vineyards of Saratoga community which was available and requested everyone to sign up.
- Jim Foley informed those present of the increase of violations of the recycling rules. There had been an increase in illegal dumping. The Board was taking actions to find the violators and applying disciplinary measures.

Mr. Jim Foley presented projects and issues the board would undertake during the upcoming year.

Goals for 2016

- Security was a priority for 2016 several issues had taken place that had brought this to the forefront, break-in's of the mailboxes, increase in illegal dumping, and parking violations.
- Jim Foley was committed to completing the Sanitary Sewer project in 2016.
- The draining and cleaning of the Koi Pond. Chris Burns and Laurel Smith had taken much time in the past year to research and implement alternatives methods to clean the ponds, Koi and reflective pools. However the Koi Pond has years of debris at the bottom which would require draining and cleaning. Laurel Smith completed extensive research on refurbishing the reflective pools, which will need to be addressed in the upcoming year.
- In 2016 the Board would also be addressing repairs to the concrete walkways and repairs to the asphalt on Vineyard Lane.
- Jim Foley informed the membership present of the preparation of a new Reserve Study that was instrumental in the 2016 Annual Budget which reflected an increase over the previous year. The increase in the monthly assessments was due to an increase in operating costs and an increase in the monthly reserves contribution to maintain a proper level of funds for future repairs and replacement of the association's major components.

ITEM V – Other Business

No other business was duly presented before the membership.

ITEM VI– Adjournment

There being no further business before the Membership at the 2016 Annual Meeting the meeting was adjourned at 8:32 PM.

As Approved by the Membership,