

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 13, 2016**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Jeffrey Klopotic	Director

OTHERS PRESENT

8 homeowners	Homeowner
Aaron Ettinger	Hear Clear
Steve Yodz	Community Management Services, Inc.

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:00 PM at the association’s clubhouse.

ITEM II - Open Forum

Aaron Ettinger was present to discuss the install of the new security and license plate cameras.

Homeowner complaint regarding a neighbor playing the piano.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from September 8, 2016 Board of Directors meeting. Laurel Smith made a motion to approve the minutes as presented. Jeff Klopotic seconded the motion and the motion carried.
- B. The Board reviewed the minutes from September 19, 2016 Board of Directors Special Meeting. Laurel Smith made a motion to approve the minutes as amended. Jeff Klopotic seconded the motion and the motion carried.

ITEM IV - Committee Reports

- A. Financial Report – September 30, 2016
The Board of Directors reviewed the current reconciliations and account statements of the Association’s operating and expense accounts for the past month, 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 then reported on the year to date for 2016 and the current operating account as of September was \$90,296.69 and total reserves of \$2,398,598.54 Total income for July was \$79,948.33 with expenses for the month of September of \$83,889.40 reflecting a deficit of \$5,514.40 for the month of September.
 - The Board of Directors reviewed the aging report for September 30, 2016 and noted no changes.

- B. Security
- The Board discussed the issue of the security cameras at the beginning of the meeting with Arron Ettinger the owner of SeeClear.
- C. Maintenance
- Jim Turke did not have anything to report on maintenance.
- D. Clubhouse
- There was no report given
- E. Landscaping
- Chris Burns reported on the proposals for the trimming, removals, and stump grinding. After a brief discussion Laurel Smith made a motion to approve the proposal from Commercial Tree dated October 2, 2016 as presented. Anna Scicinska seconded the motion and the motion carried for a total reserves expenditure of \$25,200.00.
- F. Governing Documents
- Jim Foley presented the final drafts of the Governing Documents to be sent out to the membership for final approval. The Board discussed offering a gift cards as an incentive for owners to return their ballots. Laurel Smith made a motion to approve having gift cards as an incentive for turning in ballots. Michael Toback seconded the motion and the motion carried.
- G. Newsletter
- Anna Scicinska would be including articles on the outcome of the Christmas Party, the CC&Rs, Report Crime and Suspicious Activity. (See Newsletter)

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 day, and the 2016 Calendar.

ITEM VI – Correspondences

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

ITEM VII – Other Business

- A. The Board of Directors reviewed the proposals for the roofing of the community. Jim Foley indicated the roof on his building was a priority and the proposal from Xteria needed to be reviewed by Terry Osuga.
- B. The Board discussed the termite report from 19310 Vineyard Lane. The Board determined the items on the report were not the Association’s responsibility.

ITEM IX – Adjournment

The Board Meeting was adjourned at 9:29PM. The next board of directors meeting is scheduled for November 10, 2016 at 7:00 pm at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

11-10-16

Date