

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 11, 2017**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer (absent)
Anna Scicinska	Director
Tom Schmidt	Director (absent)
Jeffrey Klopotic	Director (absent)

OTHERS PRESENT

Katherine Weiss	Homeowner
Chris Burns	Homeowner
Jan Scicinski	Homeowner
Nora White	Homeowner
Carolyn Carter	Homeowner
Gia Biagi	Homeowner
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

Jan Scicinska inquired about the landscaping near of 19113. It was noted that there is no irrigation in that area so it will not be re-landscaped.

Katherine Weiss asked about the termites at 19313 on behalf of the owners. Katherine also asked about the ants at 19204 Vineyard Lane.

Nora White asked about the parking of the parking issues in the community.

Gia Biagi wanted the repairs to her gates be added to the list for the handyman.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from March 20, 2017 Special Board of Directors meeting. Mike Toback made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.
- B. The Board reviewed the minutes from April 13, 2017 Board of Directors meeting. Laurel Smith made a motion to approve the minutes as presented. Mike Toback seconded the motion and the motion carried.
- C. The Board reviewed the minutes from April 13, 2017 Executive Session. Laurel Smith made a motion to approve the minutes as presented. Mike Toback seconded the motion and the motion carried.

- D. The Board reviewed the minutes from April 17, 2017 Special Board of Directors meeting. Mike Toback made a motion to approve the minutes as presented. Anna Scicinski seconded the motion and the motion carried.

ITEM IV - Committee Reports

A. Financial Report – April 30, 2017

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 reported the operating fund balance for February was \$68,810.29 the reserves were at \$2,425,243.35. Accounting for the monthly reserves contribution the Association had an income over expenses of \$2,897.76 for the month of April.

The Board of Directors reviewed the aging report for March 31, 2017.

The Board reviewed the proposals for the preparation of the 3-year reserve study. Gloria Felcyn had requested the Board table the proposals until the next month's meeting when she could be present. A motion was made to table the proposals for the preparation of the association's reserve study. The motion was seconded and carried.

B. Security

- Jim Foley voiced his concern with the videos from the cameras requiring a plug-in or add-on before they can be played on Microsoft media player.

C. Maintenance

- The Board of Directors discussed the lights which need to be repaired in the clubhouse before the outside patio will work.
- A work order would be issued to Homeworx for the list of items to be repaired.
- Laurel Smith has the paint and will be refreshing the mailboxes.

D. Clubhouse

- The fitness room still required some rubber tiles.

E. Landscaping

- Chris Burns reported on the work being performed to the Redwoods both removals and trimming. The tree near to 19714 had been topped.
- Chris Burns informed the Board the Koi Pond was also clean and the cost should be added to future budget.
- Laurel Smith informed the Board on the upcoming meeting with Dick Nichols of Genie Pool to determine options.

F. Welcoming Committee

- Katherine Weiss reported they had handed out 20 binders and were working on others.

G. Newsletter

- Anna Scicinska informed the Board of the items for the upcoming newsletter including but not limited to the Operating Rules, Pool Rules, Illegal Dumping, Doggy Poop, Welcoming Committee, and Exercise Equipment.

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 2017 Calendar.

ITEM VI – Correspondences

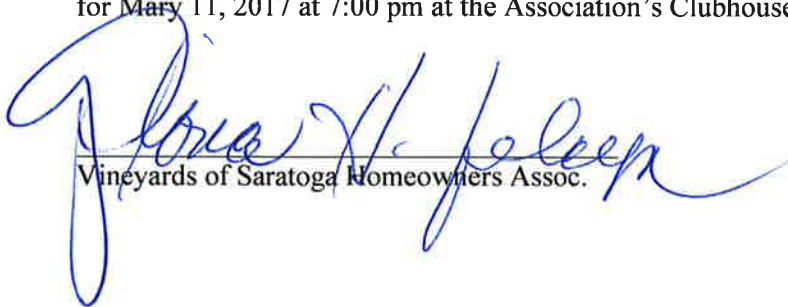
- A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM VII – Other Business

- A. The Board of Directors discussed the restating of the Association’s Operating Rules. Mike Toback made a motion to approve the Operating rules 30-days from the date they were mailed if no objections were received. Laurel Smith seconded the motion and the motion seconded.
- B. The Board discussed reviving the Neighborhood Watch. The Board discussed and would contact The Sherriff’s department for the requirements to hold a Neighborhood Watch meeting.
- C. The Board discussed the issue of the caulking of the conduit in the meter box at 19310. No action from the Board was needed.
- D. The Board discussed the termite report from 19313 Vineyard Lane. Jim Foley would take a look to determine if treatment was needed.
- E. The Board discussed the issue of the repairs to the flooring at 19414 due to the water leak. Farmers insurance had been contacted and New Pipes had given the owner options to repair the current pipe of to abandoned the pipe and run the pipe in the wall.

ITEM – VIII adjournment

The Board Meeting was adjourned at 8:55 PM. The next meeting of the Board of Directors is scheduled for Mary 11, 2017 at 7:00 pm at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.



Date