

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 13, 2017**

BOARD MEMBERS

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

OTHERS PRESENT

Katherine Weiss	Homeowner
Jan Scicinski	Homeowner
Chris Burns	Homeowner
Fleur Kettman	Homeowner
Nora White	Homeowner
Rita Agratchev	Homeowner
Debra Matheson	Homeowner
James Turke	Homeowner
Carole Lunny	Homeowner
Luis Heredia	Community Management Services, Inc.

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 6:53 PM at the association's clubhouse.

ITEM II - Open Forum

Fleur Kettman of unit 19406 inquired as to how violators of the operating rules are to be handled.

Nora White informed the board of baby in diapers in the pool. Also of the use of a basketball hoop being used in the common area.

Katherine Weiss noted she had a lot of ants around her unit.

Deborah Matheson informed the Board that unit 10503 was for sale. Deborah also informed the Board she had been contacted by the company hired by the owner to perform an acoustic test on the unit.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from June 8, 2017 Board of Directors meeting. It was noted that all members had been present except Gloria Felcyn. Thomas Schmidt made a motion to approve the minutes as amended. Laurel Smith seconded the motion and the motion carried.
- B. The Board reviewed the minutes from June 8, 2017 Executive Session. Thomas Schmidt made a motion to approve the minutes as amended. Laurel Smith seconded the motion and the motion carried.

ITEM IV - Committee Reports

A. Financial Report – June 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 June was \$93,969.26 the reserves were at \$2,471,902.74. Gloria informed the Board that overall the utilities had been over budget on a year to date basis, with water being the highest.

The Board of Directors reviewed the aging report for June 30, 2017.

B. Security

- Jeff and Tom reported on a number of vehicles that have been parked in the community without parking stickers. Jeff and Tom tagged each vehicle and two had reportedly submitted a new occupancy sticker.

C. Maintenance

- James Turke has had ACS working on the electrical at the clubhouse.
- Have Homeworx check the blinking light on the upstairs chandelier, lower the corner cabinet, and repair the electrical outlets in the fitness room.

D. Clubhouse

- It was requested that the windows in the clubhouse be cleaned in and out.

E. Landscaping

- Chris Burns reported on the watering that was being performed by Commercial Tree. Chris Burns informed the Board that another company seemed to be also watering the trees. Kevin of Commercial Tree will make contact to determine who they are and what they are doing.
- Chris Burns informed the Board that she had met with Kevin Allen of Commercial Tree and Kevin had recommended preparing a tree management. Kevin indicated that he would prepare the management plan at no cost if the Association was willing to award Commercial Tree the work for the next two to three years. The Board agreed this was a worthwhile plan.
- Laurel Smith informed the Board on the committee was working on what to do with the coping around the small ponds.

F. Welcoming Committee

- No report given.

G. Newsletter

- Anna Scicinska informed the Board of the items for the upcoming newsletter including but not limited to the Spa Cover, Pool Party thank you, Birds Pt. 4, Tenant Forum, Parking stickers, and Dumpsters.

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 reviewed the proposal for the window ledge at 19906 Vineyard Lane. The issue would be addressed by Homeworx.

B. The Board discussed the installation of the sliding glass doors at (Dennis Herman). Jim Foley indicated the part of the issue was water intrusion from the exterior. Therefore Jim recommended the Association reimbursing Dennis \$1,200.00 for the installation of one of the sliders. Laurel Smith made a motion to approve the reimbursement of \$1,200.00. Thomas Schmidt seconded the motion and the motion carried.

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:09 PM. The next meeting of the Board of Directors is scheduled for August 10, 2017 at 7:00 pm at the Association's Clubhouse.



Vineyards of Saratoga Homeowners Assoc.



Date