

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 10, 2017**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
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 Kettmann	Homeowner
Carole Lunny	Homeowner
Carol DiFilippi	Homeowner
Debra Matheson	Homeowner
James Turke	Homeowner
Scott Schneider	Homeowner
Changli Guo	Homeowner
Luis Heredia	Community Management Services, Inc.

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:02 PM at the association’s clubhouse.

ITEM II - Open Forum

Debra Matheson was present to address the board on the noise from the upstairs unit 10305. Debra indicated she continues to experience noise through her ceiling. Debra also commented and disputed the findings of the current acoustic test perform in the unit.

Scott Schneider was present to answer any questions regarding the installation of a dryer vent through the roof of the unit. The roof preparation and sealing will be performed by Xteria.

Changli Guo addressed the Board regarding the recent fine by the Board for the noise being generated by members of his household. Mr. Guo requested the Board reconsider their action and explained how much they tried and reduce the noise from their unit.

Katherine Weiss informed the Board the Welcome Committee was still trying to contact some of the new owners and residents.

Carole Lunny 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.

Carol DiFilippi address the board on the current condition of her kitchen due to the water intrusion from a clogged gutter. M. DiFilippi would provide the Board with an itemized list of her costs and the Board would reimburse her for the costs. Ms. DiFilippi would pay for any upgrades.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from July 13, 2017 Board of Directors meeting. It was noted that the date on the date of May 13th should have read July 13th. Gloria Felcyn made a motion to approve the minutes as amended. Anna Scicinska seconded the motion and the motion carried.
- B. The Board reviewed the minutes from July 13, 2017 Executive Session. Gloria Felcyn made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.
- C. The Board reviewed the minutes from July 27, 2017 Executive Session. Tom Schmidt indicated the date should have been July 27th and not July 31st. Laurel Smith pointed out the name of Debra Matheson should be changed to Carole Lunny. Gloria Felcyn made a motion to approve the minutes as amended. Anna Scicinska seconded the motion and the motion carried.
- D. The Board reviewed the August 1, 2017 Emergency Board meeting minutes. Gloria Felcyn made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.

ITEM IV - Committee Reports

A. Financial Report – July 31, 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 \$101,267.08 the reserves were at \$2,447,099.41. Gloria informed the Board of a net deficit of \$8,483.35 and a year to date deficit of \$10,408.37. The primary reason for the deficit was the water and sewer, garbage, pest control, and irrigation.

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

B. Security

- Jeff Klopotic reported on the repairs to the mailbox adjacent to unit 19205. Jeff also informed the Board researching the sheriff's report which indicted that Saratoga was quiet regarding crime and vandalism.
- Tom reported on the maintenance to the fitness equipment.

C. Maintenance

- James Turke has had ACS working on the electrical at the clubhouse.

D. Clubhouse

- Anna Scicinska reported on a new sconce for the clubhouse.

E. Landscaping

- Laurel Smith reported on behalf of the Landscape Committee and informed the Board that they had received a proposal from Commercial Tree for the trimming of the Ivy along the East perimeter wall. Laurel indicted the committee was tabling the proposal for the time being.
- Laurel also reported that Davey was to treat the trees but the weather was too warm so the work was postponed.

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 large dumpsters, charging station new the Vineyards, Birds of Prey, Occupancy forms, and family forum.

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 architectural request from the owner of 19207 Vineyard Lane for the installation of a dryer vent through the roof of the unit which would be installed by Xteria Roofing. Jim Foley made a motion to approve the architectural request as presented. Tom Schmidt seconded the motion and the motion carried.
- B. The Board discussed the termite and dry rot at 19214 Vineyard Lane. It was requested the Homeworx be issued a work order to perform the work.

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:20 PM. The next meeting of the Board of Directors is scheduled for September 14, 2017 at 7:00 pm at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

09/14/17

Date