

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 14, 2017**

BOARD MEMBERS

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

OTHERS PRESENT

Katherine Weiss	Homeowner
Chris Burns	Homeowner
Nilda Retamoso	Homeowner
Debra Matheson	Homeowner
James Turke	Homeowner
Bill Oldfield	Community Management Services, Inc.
Luis Heredia	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

Katherine Weiss inquired as to the markings on the walkways and drives by the utility companies.

Jim Turke noted several of the bollard lights had failed.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from August 10, 2017 Board of Directors meeting. It was noted that under the Security Committee Report Jeff Klopotic’s name should replace Tom Schmidt in the first bullet point. There being no further changes of corrections 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 August 10, 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 August 17, 2017 Emergency Meeting. Gloria Felcyn made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.
- D. The Board reviewed the August 31, 2017 Executive Session. 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 – August 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 total income for the month of August was \$84,308.84 and the total expenses were \$94,868.02 the reserves were at \$2,467,344.95. Gloria informed the Board of a monthly deficit of \$10,559.02 and a year to date deficit of \$20,967.55. Reasons for the deficit were water, garbage, plumbing, and general repairs.

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

B. Security

- Jeff Klopotic reported that there were several boxes left in recycle dumpsters not broken down. It was also reported that 2 recycle totes were missing from enclosure number 4 and 5.
- Jeff also informed the Board of the sheriff's report on the internet which indicated that the Vineyards and the area around the Vineyards was very safe.

C. Maintenance

- James Turke noted that several light ballasts had failed and it would take a while to get them repaired.

D. Clubhouse

- Anna Scicinska informed the Board and those present that the corner cabinet in the clubhouse had been filled with memorabilia.

E. Landscaping

- Chris Burns reported on the work being performed by Commercial Tree. They were currently performing the deep root watering of the Redwoods. Chris also noted that Kevin of Commercial Tree was working on the tree report that would be used to prepare the proposal for this year's tree work. The report would be presented at the October Board meeting.
- Chris noted that they were waiting for a bid from another pool company for the repairs to the small fountains.

F. Welcoming Committee

- Katherine Weiss reported on how many owners and property managers did not inform the tenants of the Association's rules and regulations. Katherine wanted to know if there was a list that would inform her which units were rentals. Katherine was being contacted by tenants regarding issues in the Association.

G. Newsletter

- Anna Scicinska informed the Board of the items for the upcoming newsletter including but not limited to the large dumpsters, Wine Tasting, sound transmission between units, and birds (humming birds).

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 noise from the Air Conditioning unit at 19405. The owner had installed a noise blanket over the unit which seemed to be working.
- B. The Board discussed the issue of illegal dumping. It was noted that letters had been mailed out to those that had recently been identified.
- C. The Board reviewed the proposal from Edward Pack for sound transmission. Jim Foley reported that what he had requested was for a peer review of the previous sound transmission report. A motion was made to table the proposal. The motion was seconded and carried.

ITEM – VIII adjournment

The Board Meeting was adjourned at 8:35 PM. The next meeting of the Board of Directors is scheduled for October 12, 2017 at 7:00 pm at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.



Date