

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 12, 2017**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Luis Heredia	Community Management Services, Inc.
Katherine Weiss	Homeowner
Chris Burns	Homeowner
Gia Biagi	Homeowner
K.C. Joshi	Homeowner

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

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from September 14, 2017 Board of Directors meeting. Moved seconded and motion carried. Laurel request a change to description of illegal dumping needs to be expanded.

ITEM IV - Committee Reports

Change minutes

- A. Financial Report – September 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.

The Board of Directors reviewed the aging report for September 30, 2017. Jim Foley is going to speak with Ramkumar Kasimani about not paying assessments.

- B. Security

- Jeff Klopotic reported that a coyote has been seen in the complex. This was discussed and the consensus was it was a single coyote and no action would be taken.
- Jeff Klopotic also informed the Board that there were several minor incidents in the neighborhood across the street in which the Sheriff was contacted.

- Jim Foley brought up purchasing fire hoses for the complex. The property manager will look in to the purchases.
Action item – Look in to getting hoses and nozzles
 - KC requested having a report in the newsletter showing the value of the surveillance system.
- C. Maintenance
- Jim Foley reported Jim and he had found someone to create the plates needed to repair the pagoda lights.
 - Laurel reported that some of the posts the square lights are on are looking poorly.
 - Tom reported the issue with the valve at the main gate might still be an issue. Water company is coming out again to test.
 - Jim Foley reported that three units, Bill Pope and Kathy Jones, have rat issues. Neal with Winchester Pest and James with Homeworx, are working together to resolve the issues
- D. Clubhouse
- Laurel reported that the downstairs door mat is in bad shape. This was discussed and she will purchase a new mat.
- E Landscaping
- Chris Burns presented the tree maintenance and removal proposals. Chris asked to have permit and application and consultation fee for the tree removal proposal approved. Moved and seconded and passed unanimously
 - 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 some new tenants do not always want to speak with her about the welcome documentation. It was discussed and generally agreed that the welcome information is provided as a courtesy and if people do not want the information it will not be provided.
- G. Newsletter
- Information on the coyotes. No food to be left out.
 - Report on the value of the surveillance system including examples of when it has been used. Another HOA has found out about the system used at Vineyards and
 - Pool heat will be turned off on November 1st.

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 days.
- B. Gutter cleaning proposal was reviewed. Acceptance of the proposal was motioned, seconded, and passed unanimously
- C. Cintas sprinkler test proposal was reviewed. Acceptance of the proposal was motioned, seconded, and passed unanimously

ITEM VI – Correspondences

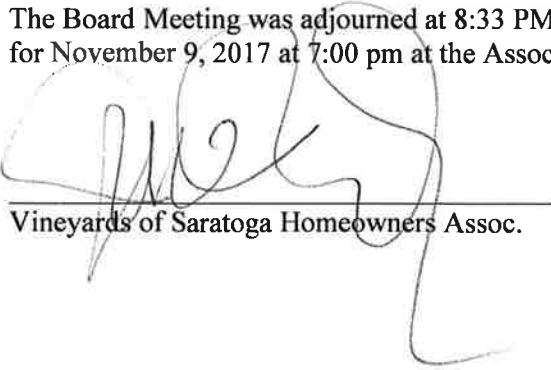
A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM VII – Other Business

A. The Board of Directors discussed an article that Jeff wrote about noise issues for the newsletter. Jim Foley, Anna, and Gloria had reviewed the article and decided that it was not appropriate for the newsletter because it did not follow the CC&Rs.

ITEM – VIII adjournment

The Board Meeting was adjourned at 8:33 PM. The next meeting of the Board of Directors is scheduled for November 9, 2017 at 7:00 pm at the Association's Clubhouse.



A large, stylized handwritten signature in black ink, appearing to be 'J. Foley', is written over a horizontal line.

Vineyards of Saratoga Homeowners Assoc.

14 DEC 17
Date