

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 9, 2017**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Feleyn	Treasurer
Anna Scicinska	Director
Tom Schmidt	Director
Jeffrey Klopotic	Director

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Derrick McQuade	Property Manager for 19405
Monica Kauhini	Homeowner
Chris Burns	Homeowner
Gia Biagi	Homeowner
Jim Turke	Homeowner
Jim Jessup	Hearing witness for 19405
Bob Catalado	Homeowner / Property Manager for 19426
Bill Biach	Resident/Hearing Witness 19426
Keilahi Fujie	Resident/Hearing Witness 19405
Hironi Fujie	Resident/Hearing Witness 19405
Nilda Retamoso	Homeowner

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

Bob Catalado Brought up a problem getting out of the Vineyards during traffic hours. Jim Foley will contact someone with the city about getting the timing on the light changed.

Nilda Retamoso reported that the contractor working on 19422 was parking in the fire lane for an extended period of time. The property manager reported to the board that he knew the vendor doing the work was Association Construction Services and he would contact them about the issue.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from October 12, 2017 Board of Directors meeting. Moved seconded and motion carried. With the caveat that the word curtsey under the Welcome section is change to courtesy.

ITEM IV - Committee Reports

A. Financial Report – October 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 reported October had a \$8,168.91 deficit.

The Board of Directors reviewed the aging report for October 31, 2017. Gloria asked about Gholam Golshan and raised concerns that payments do not appear to have been made. The board requested CMS follow up with Allied

B. Security

- Jeff Klopotic reported that he checked the Sheriff's report and the only incidents in October were minor incidents at the Vineyard.
- The mailboxes that are currently unsecured because they were broken by thieves were discussed. The various options for getting the mailboxes fixed or replaced were discussed. The board decided to leave it to the post office to repair the mailboxes and put something in the newsletter about how to contact the post office about the mailboxes. Jeff Klopotic is still looking in to motion sensing spot lights to install near the mailboxes.
- Tom Schmidt brought up fire hoses. He did some research on fire hoses and the hoses themselves can be purchased for about \$150. Tom Schmidt will contact the local firehouse for advice.

C. Maintenance

- Jim Turk reported that there are some lights out because they have rotted. Jim is working to fix them. Some of the lights he is not able to fix and had a work order opened and assigned to Association Construction Services.

D. Website

- Chris Burns asked for an excel spread sheet that included owner, resident, email address, and address. Jim Foley asked another list that includes license plates. The property manager will speak with the old property manager about how we can pull this information.
- The board asked the property manager to verify the type of CMS portal the Vineyards is signed up for and get Chris Burns an account
- Chris Burns asked the property manager to verify the Clubhouse is reserved for the HOA Christmas party on December 2nd.

E Landscaping

- Chris Burns reported that the cement work had been completed
- Tree work is scheduled to start January 5th and 6th.
- Chris Burns is working on getting several problematic trees removed.
- Jim Foley and Chris Burns met with Brad Ridderic about the small pools around the community. The best option seems to be using fiberglass and having the stones around the

pools attached properly.

F. Welcoming Committee

G. Newsletter

- Information about how to contact the post office about the broken mailboxes.
- An article about spare the air will be included
- Information about the HOA Christmas party
- Write up about the wine tasting which will include a thank you to the organizer
- Reminder about asking solicitors to leave the property.
- Recommendation to have packages delivered to some place where they can be picked up instead of delivered to their residence.

ITEM V – Association Manager’s Report

- A. The insurance renewal was reviewed. Moved, seconded, and passed unanimously
- B. The Board also reviewed the work order history for the past 30 days. 19124 needs work a work order for termites.
- C. Gutter cleaning proposal was reviewed. The board asked the property manager to reach out to A-Gutter to get a bid.
- D. The Cintas sprinkler report was reviewed by the board.
- E. The Commercial Tree proposals for olive tree treatment. The board decided to reject the proposal.
- F. The Commercial Tree proposal

ITEM VI – Correspondences

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

ITEM VII – Other Business

A. Hearings

Noise complaints 19405

Jim Foley outlined the complaints that have been brought to the attention of the board.

Monica Kauhini and her tenants responded that they believe the complaints are unreasonable. Monica expressed her feelings that the unreasonable requests, “don’t flush the toilet or wash your hands after 10:30, need to be taken in to consideration when complaints are submitted from Fleur Kettmann.

The violation was cleared and no action taken.

Noise complaints – 19426

Jim Foley read an email that he sent about the issue that occurred on Friday October 27, 2017. The email explained in detail the events of the evening related to minors being loud and on the roof of the Vineyard Clubhouse.

Bill Biach, the tenant of 19426, spoke about his son who was the primary violator. He stated that the event of Friday October 27, 2017 was an aberration and that he would ensure there were no further issues.

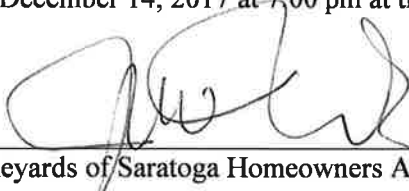
Jim Foley brought up an incident where it was clear that the minor, Bill Biach’s son, involved had been left home alone over an entire weekend. The board made it clear leaving the minor home

unattended is completely unacceptable.

Bill Biach assured the board that he would not be leaving his son home alone again and that he is getting professional help

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:39 PM. The next meeting of the Board of Directors is scheduled for December 14, 2017 at 7:00 pm at the Association's Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

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Date