

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

BOARD MEMBERS

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

OTHERS PRESENT

| | |
|-----------------|-------------------------------------|
| Bill Oldfield | Community Management Services, Inc. |
| Chris Burns | Homeowner |
| Rita Agratchiev | Homeowner |
| Katherine Weiss | Homeowner |
| Jan Scicinski | 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

Rita Agratche brought up an issue with her gutters. She reported the gutters will over flow on to her deck and there is damage to her roof. Jim Foley will look at the issue and determine a course of action.

Katherine Weiss question about what is happening with marking PG&E has made on walkways near her unit. Jim Foley reported they are markings for digging by PG&E. The digging is to update gas lines.

Jan Scicinski reported that the condenser for AC unit was pushed up by tree roots and needs to be levelled and that his trellis has some broken boards. The board asked the HOA manager to open work orders with Homeworx to have these items addressed.

Michael Toback asked if he can repair a problem with the trim on the garage. Jim Foley said this would be fine

Michael Toback reported there are some dark lights in areas of the property. He suggested putting some solar lights in place. Michael is going to purchase a couple as a test.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from November 9, 2017 Board of Directors meetings. Laurel Smith moved and Michael Toback seconded and the motion carried to accept the minutes with the following corrections. Bob Catalano’s last name was spelled incorrectly. Remove the sentence about no action taken on noise complaint.

ITEM IV - Committee Reports

A. Financial Report – November 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 November 30, 2017.

B. Security

- Jeff Klopotic reported that he checked the Sheriff's report and there were no incidents within a mile of the complex
- The mailboxes that are currently unsecured because they were broken by thieves were discussed. Jeff Klopotic found a motion sensing attachment that work by wiring the sensor in to an existing junction box. Additional planning is needed for proper placement. Jeff will work on the planning and contact the property manager when he is ready to proceed.
- Michael brought up putting in wifi cameras around the cameras. Michael has a network extender he is working on getting them setup so his wifi reaches the mailbox closer to his

C. Maintenance

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D. Website

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E Landscaping

- Chris Burns waiting on a bid from Brad Ridderic regarding the ponds

F. Welcoming Committee

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G. Newsletter

- Do not leave out food. This encourages rodents. If you leave out food and it attracts rodents you will be responsible to eradicating them.
- If you see signs of rodents make sure to put out "tom cat snap" traps. The suggested bait is peanut butter.
- Item about elections in February.
- Information about Christmas Tree collections

ITEM V – Association Manager's Report

Commercial tree fungus treatment. Laurel Smith motioned Tom Schmidt seconded and it passed unanimously

- A. The Board also reviewed the work order history for the past 30 days.
- B. The Davey Tree proposal was reviewed and rejected
- C. A Gutter proposal was review, motioned, and passed
- D. The proposal from Jeff Barnett was reviewed. Michael made the motion, Laurel Smith seconded, and it passed unanimously to accept the hour rate proposal.

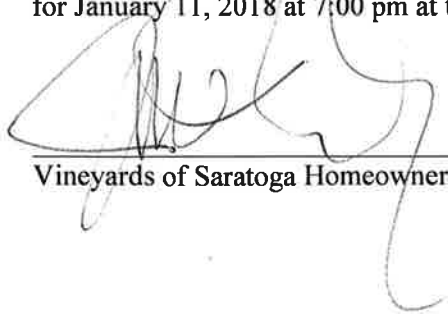
ITEM VI – Correspondences

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

ITEM VII – Other Business

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:11 PM. The next meeting of the Board of Directors is scheduled for January 11, 2018 at 7:00 pm at the Association's Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

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Date