

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 11, 2018**

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

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Katherine Weiss	Homeowner
Jan Scicinski	Homeowner
Linda Menon	Homeowner
Carolyn Carter	Homeowner
James Turke	Homeowner
Gia Biagi	Homeowner
Katherine Kridel	Homeowner
Umesh Shukla	Homeowner
Arpana Prajapati	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

Jan Scicinski brought up an issue with fungus near the back gate for 19546. Chris Burns will investigate

Katherine Weiss brought up some people not being able to open their garage when the power is out. Something will be put in to the newsletter to remind people they might need a key to access their garage if the power is out.

Jan Scicinski reported that the condenser for AC unit was worked on but the work did not seem to be complete. Jim Foley is going to look at the issue.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from December 14, 2017 Board of Directors meetings. Michael Toback moved and Laurel Smith seconded and the motion carried to accept the minutes with the following corrections with the caveat that Rita Agratchev last name is corrected

ITEM IV - Committee Reports

A. Financial Report – December 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 that the association is still in a deficit for the year and expressed a concern that the HOA is paying for things that homeowners should be responsible for paying. She asked that a meeting be scheduled to discuss the budget. A meeting was set for 1/17/2018 at 5:00 PM.

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

B. Security

- Jeff Klopotic reported that he checked the Sheriff's report. There were three thefts and a break-in in other areas of Saratoga but the area directly around the Vineyards has not had any issues
- The mailboxes that are currently unsecured because they were broken by thieves were discussed. Jeff Klopotic has not had a chance to look in to the motion sensing attachment he reported at the last meeting but he still has this on his list.

C. Maintenance

- Jim Turke asked to have a meeting with Homeworx to discuss lighting responsibility. The board asked the association manager to setup a meeting with Homeworx on Monday 1/15/2018.

D. Website/Clubhouse

- There is a light that needs installed in the clubhouse. The light is in the cabinet on the left side of the kitchen. The board asked the association manager to open a work order to have Homeworx install the light.
- Umesh Shukla, owner of 19425, brought up an issue where his deposit for renting the clubhouse had not been returned. The issue was discussed. Michael Toback motioned to return the deposit to Umesh Shukla. Laurel Smith seconded and the motion and it passed unanimously. The board asked the property manager to verify the security check was deposited and if so have a check sent to Umesh Shukla.

E. Landscaping

- Chris Burns provided an update on the tree removal and trimming project.
- Laurel Smith and Chris Burns reported that they had met with a vendor about the reflecting ponds. The bid from the vendor was discussed and the options the board wants to accept still need to be determined. The current bid is for a fiberglass surface. Michael made a motion to allow the landscape committee to move forward with a limit \$125K or less and that the agreement would come with a guarantee. Anna seconded the motion and it passed unanimously. The board asked the association manager to ensure the vendor, R.Roddick Pool, is on the list of CMS vendors.

F. Welcoming Committee

- Gia Biagi stepped down from the welcome committee.
- Katherine Weiss brought up there are some people who will not accept the Welcome Wagon book. Something about the Welcome committee will be put in to the newsletter

G. Newsletter

- Reminder about garage keys for detached garages.
- Reminder about the Vineyards Super Bowl party
- Inform the community that the board is looking at starting a reflecting pond renovation project.
- Information about the Welcome Committee.
- Information about the annual meeting
- Reminder about dog owners picking up after their pet

ITEM V – Association Manager’s Report

- A. The Board also reviewed the work order history for the past 30 days.
- B. A Gutter second cleaning was discussed. The board asked the association manager to get the second cleaning scheduled for mid-February.

ITEM VI – Hearings

- A. Illegal use of the clubhouse. No one present to represent the owner of the unit that is in violation.
- B. Riding a Bicycle on walkways – No one present to represent the owner of the unit that is in violation. An email from the owner and a letter from the tenant were read for the record.

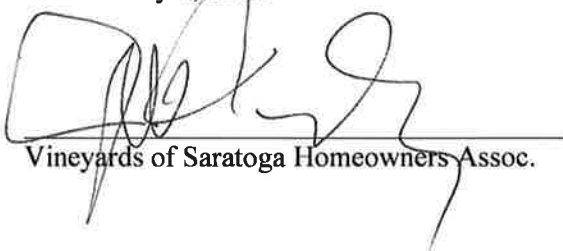
ITEM VI – Correspondences

- 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 9:03 PM. The next meeting of the Board of Directors is scheduled for February 8, 2018 at the Association’s Clubhouse directly following the annual members meeting.


Vineyards of Saratoga Homeowners Assoc.

8 FEB 18
Date