

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 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
Nora White	Homeowner
Jeff Bell	Resident
Rita Agratche	Homeowner
Katherine Weiss	Homeowner
Gia Biagi	Homeowner
Nilda Retamoso	Homeowner
Jim Turke	Homeowner
Jan Scicinska	Homeowner

ITEM I - Call to Order – Vice President Michael Toback called to order the Board of Directors meeting at 7:01 PM at the association’s clubhouse.

ITEM II – Open Forum

Rita Agratche reported the issue with the roof over her deck is still a problem. The board will follow up with Jim Foley on the issue.

Katherine Weiss brought up the lines that PG&E put down a couple months back. The board informed her there was nothing the HOA can do about the lines and they would be removed when they were ready.

Katherine Weiss reported an issue near her unit where someone seems to be allowing their dog roam free as she has seen numerous piles of dog excrement in the area. Anna Scicinska will put something about this in the newsletter.

Katherine Weiss asked about a termite inspection of her unit, 19237. The board will ask Jim Foley to look at the unit.

Gia Biagi report a problem with her unit where when it rains water drains in to her unit. Jim Foley will check on the problem.

Jan Scicinska reported that his AC unit out his property is still at an ^{ANGLE} ~~angle~~. The unit will be sold soon and the issue needs to be resolved. The property manager will contact ACS to see if they can level the AC unit

Jan Scicinska reported that he has seen cooked chicken bones laying around the complex. Chris Burns will check with the landscaper about the issue.

ITEM III – Hearing

Michael Toback asked if there was anyone present for the hearing regarding clubhouse violations. There was no response and the meeting moved on.

ITEM IV – Review and Approval of the Minutes

- A. The Board reviewed the minutes from February 8, 2018 Board of Directors meetings. Laurel Smith motioned, Michael Toback Second and the motion carried to accept both sets of the minutes as presented.

ITEM IV - Committee Reports

- A. Financial Report – February 28, 2018

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 adjustments have been made to the finances that are not reflected in the report yet. These changes lower the current deficit in the budget

The Board of Directors reviewed the aging report for February 28, 2018.

- B. Security

- Jeff Klopotic reported he checked crimes in the area. There were two thefts across the road in the Bell Grove community. Tom Schmidt reported on the status of the Internet for the clubhouse and the camera system. The issue was worked on

- C. Maintenance

- Laurel Smith reported that boards she posts notices on are not water proof and she has been having to use ziplock bags to protect documents. She contacted Chris Burns about this and she is looking in to options to replace them.
- Jim Foley briefed the board on a project he is working on to figure out a problem with the water meter at the main gate. Jim asked the property manager look for work done by Backflow Prevention specialist

- D. Website/Clubhouse

- There is a light that needs to be installed on the wall over the kitchen. A work order was opened with Homeworx but the work does not seem to have been done. The casters on the tables in the clubhouse are also still not properly fixed. The property manager will contact Homeworx.

- E Landscaping

- A proposal to treat the olive trees to reduce the fruit was discussed and declined
- A proposal to treatment for various trees to reduce insects on the trees. Tom Schmidt motioned, Anna Scicinska seconded, and acceptance of the proposal passed unanimously.
- Laurel Smith reported that ivy is getting heavy along Saratoga. Chris Burns will report this to the landscaping vendor.

- Chris Burns reported she has conferred with the HOA's arborist about some of the redwoods in the community that not doing well. There is no action to be taken she just wanted to inform the board.
- Chris Burns reported on her investigation in to picnic tables. Chris proposed the HOA purchase six unfinished tables for a total of \$3600. Anna Scicinska motioned, Michael Toback seconded, and acceptance of the proposal passed unanimously.

F. Welcoming Committee

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G. Newsletter

- Michael Toback will supply a recipe for the newsletter this month.
- Notice about new picnic tables
- Reminder about getting permission to do construction.
- Notice about intermittent water outages because of water meter testing.

ITEM V – Association Manager's Report

- A. The Board reviewed the work order history for the past 30 days.

ITEM VI – Correspondences

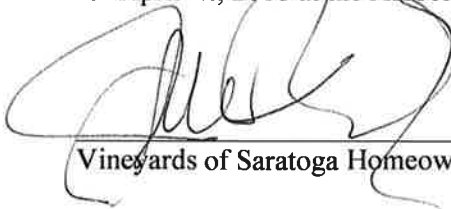
- A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM VII – Other Business

The proposal from Redline Pavement was discussed. The board asked the property manager to get two additional bids for the proposal that Redline Pavement. The time frame for the work is June or July.

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:18 PM. The next meeting of the Board of Directors is scheduled for April 12, 2018 at the Association's Clubhouse directly following the annual members meeting.



 Vineyards of Saratoga Homeowners Assoc.

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 Date