

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 14, 2018**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Katherine Weiss	Homeowner
Walter Kool	Homeowner
Carolyn Carter	Homeowner
Jim Turke	Homeowner
Carole Lunny	Homeowner
Rita Agratche	Homeowner
Linda Menon	Homeowner

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

**ITEM II – Open Forum**

Walter Kool the owner of 19408 reported his fence is in need of repairs. The association manager will contact Walter for additional details.

Carole Lunny reported noise issues from the upstairs neighbor. She also reported the upstairs neighbor spraying water on her upstairs balcony and the water is spray down on her property. She is going to email Jim Foley more details

Rita Agratche the owner of 19536 asked about termite treatment for her unit. Jim Foley will look at the issue.

**ITEM III – Review and Approval of the Minutes**

- A. The Board reviewed the minutes from May 10, 2018 Board of Directors meetings and the special meetings on May 31st. Michael Toback motioned to accept both sets of minutes for May 10<sup>th</sup> and the special meeting for May 31<sup>st</sup> as presented. Laurel Smith seconded and the motion passed unanimously.

**ITEM IV - Committee Reports**

**A. Financial Report – May 31, 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

although some changes she requested still have not been made to the allocations to the reserves the financials for 2018 are still looking good.

The Board of Directors reviewed the aging report for May 31, 2018.

B. Security

- Nothing to report

C. Maintenance

- Nothing to report

D. Website/Clubhouse

- Tom Schmidt brought up an issue where the floor of the bathroom right next to the pool can be very slippery. The Board asked the association manager to see about getting a sign that says caution slippery when wet to put up outside the bathroom

E Landscaping

- Chris Burns reported that work on the reflection pools has started again
- Chris Burns reported vines are growing on the walls of 19123. The Board asked the association manager to send the owner a letter and ask her to remove the vines completely.
- Chris Burns reported that the owners of 19906 have pots and trellises that do not meet the requirements of the association. Jim Foley reported this unit also has electrical conduit installed and the installation was denied. The Board asked the association manager to find the denial of the architectural request denial.
- Chris Burns reported that unit 19630 has astro turf on the balcony. The Board asked the association manager to send the owner a violation letter.
- Chris Burns reported that the residents of 19551 have been allowing their dog to pee on the lawn directly next to their unit on a regular basis. She also reported there are toys left in front of the unit and there may be more people than are allowed residing in the unit. The Board asked the association manager to send a letter to the owners of the unit.
- Chris Burns reported a broken pipe next to 19908. The Board asked the association manager to have New Pipes come out and see about rerouting the pipe. Point of contact for the work order will be Chris Burns.

F. Welcoming Committee

- Nothing to report

G. Newsletter

- The question of who is going to do the newsletter now that Anna Scicinska is leaving. The Board decided that until someone new is found that Community Management Services would handle the newsletter. It was made clear that the newsletter would not include as much content but it is something that Community Management Services could handle.
- Michael Toback found and forwarded the newsletter from July 2017 and sent it to the association manager so it could be used for the July newsletter.
- Newsletter item – Please do not allow your dogs to pee on the lawns as much as possible. Especially in the same location over and over. This can kill the grass and create unneeded expense for the entire community.
- Newsletter item – Paving project dates.

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**

There was a discussion about the paving project. The association manager reported that a date has still not been set. The Board asked the association manager to follow up with Redline and get dates.

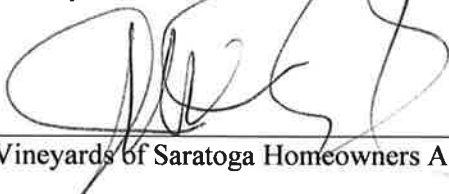
The gutter cleaning proposals were reviewed by the Board. Michael Toback motioned to accept the proposal from A Clean Gutter if they will match the price of the other proposal. Laurel Smith seconded the motion and it passed unanimously.

The proposal from Backflow Prevention Specialists was reviewed. Gloria Felcyn motioned to accept the proposal. Michael Toback seconded the motion and it passed unanimously.

An issue with a tax assessment on some of the property owned by the HOA was discussed. Jim Foley is going to take point on the issue. He will contact the county and try to get the pending sale put on hold. If sale cannot be put on hold the HOA will need to pay the taxes and fee immediately.

**ITEM – VIII adjournment**

The Board Meeting was adjourned at 8:39 PM. The next meeting of the Board of Directors is scheduled for July 12, 2018 at the Association’s Clubhouse.

  
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Vineyards of Saratoga Homeowners Assoc.

12 JUL 18  
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Date