

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 12, 2018**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Katherine Weiss	Homeowner
Carolyn Carter	Homeowner
Jeff Bell	Resident
Nora White	Homeowner
Charles Sudderth	Homeowner
Hsuan Cheng	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

Jim Foley announced that Nora White had agreed to join the Board to fill the spot that Anna Scicinska vacated. Gloria Felcyn motioned to appoint Nora White to the Board. Tom Schmidt seconded, and the motion passed unanimously.

Charles Sudderth and Hsuan Cheng, new owners of 19546, introduced themselves to the Board and the members present at the meeting

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from June 14, 2018 Board of Directors meetings. Laurel Smith motioned to accept the minutes as presented. Gloria Felcyn seconded, and the motion passed unanimously. The minutes for the executive session will be discussed in executive session.

ITEM IV - Committee Reports

A. **Financial Report – June 30, 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 the report for June shows a deficit the Vineyards budget were still in good shape. Gloria Felcyn asked the association manager to have the \$5 and \$10 delinquencies removed.

The Board of Directors reviewed the aging report for June 30, 2018.

B. Security *KL08051C*

- Jeff reported there were four incidents in the area surrounding Vineyards in the last month.

C. Maintenance

- Jim Foley reported on a bee issue at 19910 and 19911. The issue has not been completely resolved but is close to being resolved.
- Tom Schmidt asked about a way to share documents to help the Board and CMS keep track of various things going on at the Vineyards. The association manager informed the Board that a new service that CMS had signed up for would work well to accomplish this task.
- Jim Foley briefed the Board on the status of the strange issues with the water supply to the Vineyards.
- The Board discussed the upcoming paving project. Jim Foley asked the association manager to see about setting up a meeting with Redline Paving on Monday July 16th at 9AM.

D. Website/Clubhouse

- Laurel Smith asked about the status of the slippery when wet sign. Jim Foley suggested downloading a sign, printing, and laminating it instead of ordering a sign. The association manager reported that he would look in to that option and report back to the Board.

E Landscaping

- Laurel Smith asked if a letter was sent to the owner of 19906 a letter about the pots in front of their unit. This brought up the issue with the conduit on the outside wall of the 19906 unit. The Board asked the association manager to send the owners a hearing letter.

F. Welcoming Committee

- Nothing to report

G. Newsletter

- Reminder that the IRS does not call people about delinquencies.
- If you have not called for computer support do not allow someone that contacts you to connect to your computer.
- Good way to scare away coyotes is to put a few coins in an empty soda bottle then shack it if you see a coyote.

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 Board reported that toys are still being stored in the common area in front of 19551 and it appears the dog is still being allowed to relieve itself on the lawn. The Board asked the association manager to send the owners a hearing letter.

The Board reviewed a proposal from Xteria to replace/redo the flat roofs in the Vineyards. Jim Foley recommended the proposal from Xteria on the red and green roofs. Gloria Felcyn motioned to accept the proposal for the red and green roofs. Laurel Smith seconded the motion and it passed unanimously. Jim asked the association manager to make an appointment with Terry Osuga to look at the other roofs.

ITEM – VIII adjournment

The Board Meeting was adjourned at 8:16 PM. The next meeting of the Board of Directors is scheduled for August 9, 2018 at the Association's Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

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Date