

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 13, 2018**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Nora White	Director
Tom Schmidt	Director
Jeffrey Klopotic	Director

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Katherine Weiss	Homeowner
Chris Burns	Homeowner
Rita Agratchev	Homeowner
Pat Spooner	Homeowner
Jim Turke	Homeowner
Jeff Ball	Resident

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:00 PM at the association’s clubhouse.

ITEM II – Open Forum

Rita Agratchev reported an issue with termites and rotting wood. She presented a picture to the Board for review. Jim Foley explained that the area she was concerned about is just fascia and nothing to be concerned about.

Pat Spooner brought up an issue near his unit with a tree. He read from emails he had on the issue. Jim Foley explained that no action had been taken because there was no damage to the building and that the HOA had investigated the issue with the HOA’s arborist.

Pat Spooner asked to be reimbursed for installation of posts that support the upstairs patio. The Board asked if he had reported this to the HOA or management company. His acknowledged that he had not. The Board said they would take the request under advisement.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from August 8, 2018 Board of Directors meetings. Michael Toback motioned to strike the comments by David Brazgel. Tom Schmidt seconded and passed with six for and one, Jeff Klopotic, opposed. Laurel Smith pointed out the word cocks is incorrect and needs to be changed to cox. Michael Toback reported that his name was incorrect in the second sentence of third paragraph of the executive session minutes. Laurel Smith asked that the wording regarding power washing be changed changed. Laurel Smith motioned to accept the minutes with the above changes. Michael Toback seconded, and the motion passed with six for and one, Jeff Klopotic, opposed.

ITEM IV - Committee Reports

A. Financial Report – August 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 went over the reserve study proposal and recommend option C of the proposal. Laurel Smith motioned to accept option C. Michael Toback seconded, and the motion passed unanimously.

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

B. Security

- Jeff Klopotic reported is going to request additional information from the Sheriff's department for additional information on two recent incidents at Vineyards of Saratoga. In the last month there have been an unusually large number of serious crimes in Saratoga.

C. Maintenance

- Jeff Klopotic reported garbage enclosure four is not closing property. The Association Manager will open a work order
- Tom Schmidt reported the latch on enclosure three is bent. The Association Manager will open a work order.
- Jim Foley reported that Anne Johnson, 19110, has hole in the stucco under the eaves. The Association Manager will open a work order.
- Laurel Smith reported that the coping is getting dirty. Jim Foley will speak with the pool vendor.

D. Website/Clubhouse

- Nothing to report

E Landscaping

- Chris Burns reported the landscaping company would be doing reseeding of the lawns and signs would be posted.
- Chris Burns presented a proposal from Commercial Tree and briefed the Board on it. Michael Toback motioned to accept the proposal. Laurel Smith seconded, and the motion passed unanimously.
- Chris Burned reported that the owner of 19701 had planted a geranium in the common area. The Board asked the Association Manager to send a letter.
- Chris Burns present the Board with an update to rule 4.3 of the operating rules. The rule update will be tabled, and the landscaping committee will work on it further.
- Chris Burns presented a proposal to reseed the lawn in front 19551. Michael Toback motioned to place a special assessment on the owner for \$350 which is the total of the proposal. Tom Schmidt seconded, and the motion passed unanimously.

F. Welcoming Committee

- Nothing to report

G. Newsletter

- Section about the trash day including restrictions.
- Section reminding owners that the CC&Rs require anyone leasing their property needs to provide the HOA, via the Association Manager, a copy of the lease.

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

Jim Foley briefed the Board on the back-flow maintenance. The Board asked the Association Manager to see if The Backflow Pro was paid and if so how much. The Board also asked to Backflow Prevention Specialists and get a status update.

Jim Foley briefed Board on the flat roofs. He will be meeting with Xteria to go over the work done on flat roofs.

The Board asked the Association Manager to get a quote for power washing any area of the walkways that need to be cleaned.

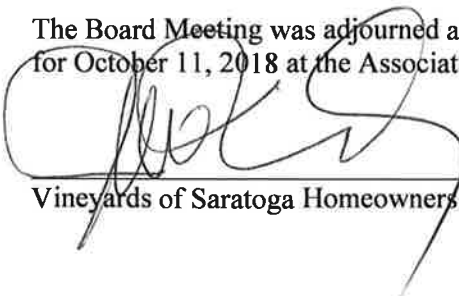
The fire extinguisher proposal was reviewed and approved.

ITEM VIII Hearings

Pat Spooner, owner of unit 19535 were present for a hearing on illegal parking. Mr. Spooner stated that all the contractors with one exception had only parked in the fire lane or behind garages temporarily. Mr. Spooner reported that he had seen contractors working on the ponds had parked in the fire lane for days. Michael Toback explained that the workers doing the pond work were working in the immediate vicinity of the trucks, so they would move them immediately if needed. Mr. Spooner stated that his contractors had not parked in the emergency lanes for an extended period of time. Jim Foley reported on his experience with contractors parking. Chris Burns reported on five different incidents where her garage was blocked so she could not leave. Jim Foley presented pictures of vehicles parked behind garages after the hearing letter had been sent. Nora White presented a picture of another vehicle parked behind a garage after the hearing letter had been sent.

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:38 PM. The next meeting of the Board of Directors is scheduled for October 11, 2018 at the Association’s Clubhouse.


Vineyards of Saratoga Homeowners Assoc.

AND
11 OCT 18
Date