

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 11, 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
Jeff Ball	Resident
Meena Desai	Real Estate Agent
Walter Kool	Homeowner
Carolyn Carter	Homeowner
Nilda Retamoso	Homeowner
Deborah Matheson	Homeowner
Kathleen Siudzinski	Homeowner
Joe Siudzinski	Spouse of Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 6:56 PM at the association's clubhouse.

ITEM II – Open Forum

Meena Desai reported to be a representative for the trustee of 19543. The Board explained that they cannot even provide basic information until all the paper work had been filed giving her permission to act on behalf of the trustee.

Walter Kool reported the spigot at the front of the unit is missing the handle. The Board asked the Association Manager to open a work order to have it fixed

Carolyn Carter informed the Board she did not believe that notices should not be left up indefinitely as it advertises that people are not home.

Carolyn Carter reported that her gate was not properly fixed. The Board asked the Association Manager to open a work order with Homeworx.

Carolyn Carter brought up a letter she had received about a geranium she planted. She asked that the area in front of her unit be maintained by the association. Chris Burns said she would speak with the landscaper

Nilda Retamoso asked about the car brake ins that occurred at the Vineyards. Jim Foley explained that this would be covered under the security briefing.

Deborah Matheson brought up a noise issues she has in her unit and stated that it has not gone away.

Deborah Matheson reiterated her statement from the August meeting that she does not believe that a letter sent out about the legal fees did not comply with the by-laws. The Board explained that no legal fees have been paid out of the reserves so there are no compliance issues and if she has evidence to the contrary she needs to send it to the Association Manager.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from September 13, 2018 Board of Directors meetings. Laurel Smith brought up an awkward sentence in the hearing section of the minutes. Jim Foley correct the sentence. Laurel Smith motioned to accept the minutes. Michael Toback seconded the motion and the motion passed unanimously. The minutes for the emergency meeting held on October 1st were reviewed and several items were missing. Jeffrey Klopotic will update the minutes and they will be reviewed and approved at the next meeting.

ITEM IV - Committee Reports

A. Financial Report – September 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 provided a detailed accounting on the financials.

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

B. Security

- Jim Foley reported on an incident on Thursday October 11th where a number of vehicles were broken in to the at the Vineyards. The Association Manager is working with the security camera company to get the Sheriff department any information that they want. Jeff Klopotic reported there was a car break in at the Vineyards on October 3rd also. Jeff Klopotic continued with a laundry list of a number of crimes and stated that crime is on the rise in Saratoga. Gloria suggested sending out a letter on the topic of security.

C. Maintenance

- Jim Foley reported that the leak by the pool had been fixed but there is a new problem with the electrical circuit. Jim Foley will be meeting with an electrician about the issue on Friday October 12th. Jim Foley reported that the leak coming up from the street in front of the 200 block of the Vineyards had been isolated but not fixed yet.

D. Website/Clubhouse

- Nothing to report

E Landscaping

- Chris Burns reported the tree maintenance will start in a week or two.

- Chris Burns reported that the landscaping committee had met and suggested that the restriction on pot color be removed from rule 4.3. There was a discussion and the rule will not change. The Board asked the Association Manager to send the owners of 19906 a letter asking them to move the pots to outside their front door.

F. Welcoming Committee

- Kathrine reported she has been sending post cards to new residents instead of email and this was working better than email

G. Newsletter

- Notification about car break ins and remind not to leave anything visible in their vehicles.
- Remind people about package safety
- Ask people to join the Vineyards of Saratoga Next Door group. It is a closed group that the administrator must approve your membership.

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 neighborhood cleanup day was discussed. The areas where the dumpsters will be placed will be marked on the morning of Friday October 13th.

Jim Foley reported that the flat roof repairs that had been approved have been completed and inspected. The HOA was received a report on the other flat roofs and Jim Foley will report back on it at the next meeting.

The Board asked the Association Manager to open a work order to have the walkways on the interior of the Vineyards power washed and the steps on the walkways repainted after the walkways were washed.

Michael Toback briefed the Board on new laws related to installing electric car charging stations.

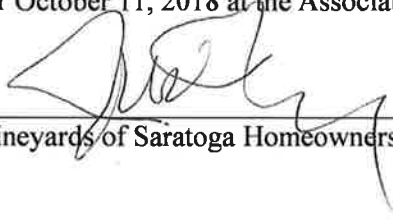
Jim Foley brought up the Comcast agreement that was sent over to the Board. He would like the association to get more money for this contract.

ITEM VIII Hearings

Joe and Kathy S presented two emails related to an incident where the tenant they had in their unit, 19418, dumped an excessive amount garbage. The Board reviewed the documents. Jim Foley showed pictures of the dumpster. Jim Foley related that the tenant had stuff the dumpsters, so they could not be used by other residents and was abusive to one of the homeowners when he confronted their tenant. Joe S told the Board, they (the S), would pay whatever the Board determined needed to be paid and asked for a reduction of the fine.

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:03 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.



Date