

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 8, 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
Nilda Retamoso	Homeowner
Deborah Matheson	Homeowner
Gia Biagi	Homeowner
Joe Galbrith	Homeowner
MaryEllen Swigert	Homeowner

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

Joe Galbrith addressed the Board about moving the pots from the walkway in to the units around his unit. He stated that he did not want to move the pots because the plants would die. He explained that the plants had been in place for over 25 years and asked to have them grandfathered in instead of moving them. The Board agreed with the stipulation that the unit numbers be moved so they are clearly visible from the road.

Joe Galbrith reported there is damage around the windows where there was mesh installed. The Board asked the Association Manager to open work order to have Homeworx repair the damage.

Deborah Matheson asked for an update on writing the community regarding charging legal fees against the reserve account. She presented documents that showed attorney fees paid from the reserve accounts. The Board responded that the only legal fees paid out of reserves were those made in payment for changing the governing documents.

Deborah Matheson asked the Board to reevaluate their policy on involving an attorney when dealing with homeowners. The Board explained that they never hire an attorney unless the homeowner hires an attorney or threatens a law suit. Deborah Matheson was satisfied with this answer.

appeared

Deborah Matheson brought up the sound issue she has been experiencing with her unit. There was a lengthy discussion about the back ground on the issue. The Board determined the conversation was not going anywhere and will talk about meeting with Deborah Matheson separately.

reference

Deborah Matheson took issue with the Board striking statements from a homeowner who refused to state his name or unit number. The Board explained that the statements had to be struck because the homeowner refused to provide his name or unit number. Deborah Matheson took issue with some information in reference to her opinion there is a noise issue in 19306 was not specifically stated in the August minutes. The Association Manager informed Ms. Matheson that minutes are not transcripts of the meeting but rough over views of each topic

Gia Biagi brought up a question about some changes she was thinking of doing with her unit. Jim Foley asked the Board for permission to discuss the changes with Gia. The Board approved.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from October 2018 Board of Directors meetings. It was noted that Tom Schmidt was not present at either of the October 11th meetings. This change was written in to the minutes. There were several grammatical errors that were corrected. Michael Toback moved to accept the minutes with the changes made. Tom Schmidt seconded the motion and it passed unanimously.

ITEM IV - Committee Reports

A. Financial Report – October 31, 2018

The Board of Directors reviewed the current reconciliations, 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 provided a detailed accounting on the financials.

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

B. Security

- Jeff Klopotic reported he published a document on Next Door about security. Jeff Klopotic reported there is a confirmed crime issue in Saratoga.

C. Maintenance

- Jim Foley reported the leak in the road in front of the 200 block was repaired. There is a vault in the area that still needs to be repaired.
- Laurel Smith reported that the Clubhouse carpet is in bad shape. The Board asked the Association Manager to have Bright Outlook spot clean the carpet. Tom Schmidt will be the point of contact to work with them on the cleaning.
- Laurel Smith brought up a controversy about installing pavers or concrete. The issue was discussed. Gloria Felcyn made a motion to install pavers. The motion was seconded and carried unanimously.
- Laurel Smith asked to have the top of the mailboxes and transformer next to garbage enclosures 4 & 5 cleaned off quarterly. The Association Manager will contact Bright Outlook about cleaning them.
- Laurel Smith asked about getting stands for the lights with a large cube on top painted. The Board asked the Association Manager to get a proposal from Homeworx.

- Laurel Smith asked how to prevent people from using staples on the notice boards. The Board asked the Association Manager to add a section to the newsletter telling people that the notice boards are for official Vineyards business only.

D. Website/Clubhouse

- Chris Burns would like to have the holiday party on Saturday December 1st starting at 4PM. The Board approved.

E. Landscaping

- Chris Burns reported the tree trimming was completed. There are several trees that need to be removed and Commercial Tree will be out to remove them in January.

F. Welcoming Committee

- Kathrine Weiss reported she attended a PG&E *emergency training* how to presentation. She suggested having a PG&E how to presentation at the Vineyards.
- Kathrine Weiss reported she had went to the Sheriff's department and added some of the things she was given to her welcome books.

G. Newsletter

- Notice boards are for official Vineyard of Saratoga use only. The Board of Directors or people designated by the Board are the only people allowed to post on these boards.
- Holiday party notification
- Leave the section about package safety in the newsletter

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 Association Manager reported that to have the walkways on the interior of the Vineyards power washed and the steps on the walkways repainted he needs specific locations. Tom Schmidt and Laurel Smith will walk the property with the Association Manager

Jim Foley reported he is still working on the property taxes issue.

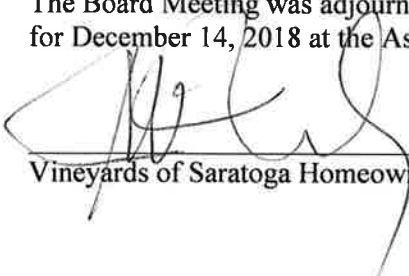
There was a discussion about signs in the Vineyards.

Jim Foley briefed the Board about the plans the city has for the property adjacent to the Vineyards.

There was a discussion about political posting and solicitation in common area developments.

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:40 PM. The next meeting of the Board of Directors is scheduled for December 14, 2018 at the Association's Clubhouse.


Vineyards of Saratoga Homeowners Assoc.

13 DEC 18
Date