

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 8, 2012**

**BOARD MEMBERS**

Jim Foley	President
Frank Hedges	Vice-President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Ruut Van Den Hoed	Director
Steve Gillen	Director
Jim Turke	Director

**OTHERS PRESENT**

Harold Schroeder	Homeowner
Chris Burns	Homeowner
David Katleman	Homeowner
Nora White	Homeowner
Stephen Koblick	Homeowner
Luis Heredia	Community Management Services, Inc.

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:04 PM at the association’s clubhouse.

**ITEM II - Open Forum**

Son of homeowner attended the meeting to address the board regarding the use of the clubhouse and adding items to the interior that would interest the younger residents such as arcade games. The board informed the resident’s son that they would not be able to address this issue since it would have to come from the owner of the unit.

Gail Hugger complimented the board on responding to the issues she had presented.

**ITEM III – Approval of the Minutes**

- A. The board reviewed the minutes from October 11, 2012 board of directors executive session. Frank Hedges made a motion to approve the minutes as presented. Laurel Smith seconded the motion and the motion carried.

**ITEM IV - Committee Reports**

- A. Financial Report – October 31, 2012  
The Board of Directors reviewed the current reconciliations and account statements of the Association’s operating and expense accounts for the past two months, 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 made a motion to approve to waive the late fess for 7 owners for October due to the change in banks by CMS. Steve Gillen's seconded the motion and the motion carried.

B. Aging Report – September 30, 2012

The Board reviewed the aging report for October 31, 2012.

C. Gloria Felcyn provided the board with a preliminary budget for the board to review.

D. Security

Frank Hedges informed the board that the new security hardware was approximately 90% complete all of the door hardware had been installed which included the clubhouse, the pool gates, and the women's restroom. There was a second pool gate to be completed as well as crash bars to be installed at the both the clubhouse and pool gates which the fire department had required.

E. Landscape

Steve Gillen informed the board of directors that over the past months the work by Dooling Landscaping had been a struggle and required constant supervision. Steve also noted that in his opinion the work was not up to the standards that the committee and the association came to expect since Tim Dooling had cut the crew assigned to the community. Therefore Steve was recommending that the board consider drafting an RFP and submit it to a few landscaping companies to determine whether the association is receiving the proper service.

F. Maintenance/Clubhouse

Jim Foley reported on the clubhouse project noting that the work was approximately 90% complete. The step would be the remodeling of the restrooms which Jim would be receiving a proposal from G.B. Group which Jim would bring before the entire board for approval.

**ITEM V – Association Manager's Report**

- A. The Board reviewed the association's 2012 calendar the work order history for the past 30 days and the Manager's action list.

**ITEM VI – Correspondence**

- A. The Board of Directors reviewed the incoming correspondence from the past 30 days. The board also reviewed all the outgoing correspondence sent out by the manager during the past 30 days.

**ITEM VII – Other Business**

- A. The board of directors reviewed the amendments to the CC&Rs regarding rental and pet restrictions. It was noted that the association's legal counsel was updating the

amendments based on current civil code. A motion was made to table the amendments pending the legal updates. The motion was seconded and carried.

- B. The board reviewed the update from Commercial Energy which reflected an annual savings in the electrical service for the association of approximately \$10,000.00.
- C. The board reviewed the proposal from RetailNext for the replacement of cameral server. A motion was made to table the proposal pending further information on the old server. The motion was seconded and carried.
- D. The board reviewed the letters to be sent out to all the owners regarding the keyless fobs for the clubhouse and the pool. It was noted that the off site owners would be responsible for filling out and signing the authorization letter and returning it to CMS before their tenant or property manager would be allowed to pick up the fob. Each home would only receive one fob.

**ITEM VIII - Newsletter Articles**

- 1. Keyless fobs
- 2. Large Item Dumping
- 3. New Association Bank

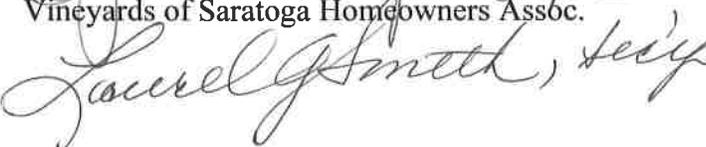
**ITEM IX – Adjournment**

The Board Meeting adjourned at 8:46 PM. The next meeting is scheduled for December 13, 2012, beginning at 7:00 PM at the clubhouse.

**ITEM X – Executive Session**

The board adjourned into executive session to address membership discipline and legal matters.

As approved by the Board of Directors,

  
Vineyards of Saratoga Homeowners Assoc.  


12-13-12  
Date