## VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MAY 10, 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**

Two (2) Homeowners

Luis Heredia Community Management Services, Inc.

<u>ITEM I</u> - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:03 PM at the association's clubhouse. Jim Foley also welcomed M/M. Catalano back to the community.

## **ITEM II** - Open Forum

- A. Ms. Gail Hugger informed the board that her unit had termites and presented photos of the damage to her home.
- B. Owner of 19506 presented a drawing of a concept for their backyard, which would be reviewed by the Landscape Committee. The owner also presented the board with a baggy of dry leaves and a cigarette butt which was dropped in the back of the community.

## **ITEM III** – Approval of the Minutes

A. The board reviewed the minutes from April 12, 2012 board of directors meeting. It was noted that the all board members had been present at the April meeting. There being no further changes or corrections Frank Hedges made a motion to approve the minutes as amended. Laurel Smith seconded the motion and the motion carried.

### **ITEM IV** - Committee Reports

A. Financial Report – April 30, 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.

B. Aging Report – April 30, 2012

The Board reviewed the aging report for April 30, 2012 was reviewed. Frank Hedges informed the board that a lawsuit had been filed against the owner of the first.

#### C. Security

It was reported that there had been some vehicle break-ins in the community.

#### D. Landscape

Steve Gillen updated the board on the Olive Spraying and the tree trimming and tree removal. Jim Foley informed Steve that the check for the tree permit had been brought to the meeting and he would present it to the City of Saratoga.

#### E. Maintenance/Clubhouse

Jim Foley reviewed the action list which he felt would go through the remaining items. Jim noted that the sewer line project was still moving forward but was still waiting to have a title report prepared.

Jim then updated the board and others on the street sealing project which had been approved some time before with Black Diamond Paving. However due to the increase in the cost of oil the cost would increase. Jim would meet with Rich Simpson to finalize the schedule and the scope of the work to be performed.

The Painting was another project being worked on for this year. Frank Hedges noted that he had contact the Dunn Edwards representative Ann Thomas to help develop a scope to be used by all painters bidding on the painting project of the community.

Jim Foley also updated the other board members on the clubhouse project. Jim noted that since they had the drawings he would be requesting the over the counter permit from the city of Saratoga.

Jim next stated that the Website was up to date and that Chris was working with the association manager and receiving all the updated documents necessary.

The two CC&R amendments would be tabled to a later date.

## ITEM V – The Association Manager's Report

The Board reviewed the remaining action items as well as the work order history for the past 30 days. The board also reviewed the 2012 Association's calendar.

#### ITEM VI – Correspondence

**A.** The Board of Directors reviewed all correspondence from the past 30 days.

### **ITEM VII - Newsletter Articles**

- 1. Smoke Free environment
- 2. May Dumpsters
- 3. Upcoming Projects

## ITEM VIII - Adjournment

The Board Meeting adjourned at 8:20 PM. The next meeting is scheduled for June 14, 2012, beginning at 7:00 PM in the clubhouse.

# **ITEM IX** – Executive Session

The Board of Directors adjourned into executive session to address member discipline.

As approved by the Board of Directors,

Vineyards of Saratoga Homeowners Assoc.

Date