VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MAY 8, 2014

BOARD MEMBERS

Jim Foley Michael Toback Laurel Smith

Vice President Secretary Treasurer Director

Anna Scicinska Dave Katleman

Gloria Felcyn

Director

President

Paula Camporaso

Director (absent)

OTHERS PRESENT

6 Homeowners Luis Heredia

Community Management Services, Inc.

<u>ITEM I</u> - Call to Order – Vice -President Michael Toback called to order the Board of Directors meeting at 7:06 PM at the association's clubhouse.

ITEM II - Open Forum

Linda George – Ms. George brought to the attention of the Board of Directors the painting of the door which Ms. George felt was substandard workmanship because the painting company did not sand down the area where the old hardware had been located.

Nora White – Ms. White also addressed the issue of the door painting when the Ekim Painting did not include the preparation of her previously stained door.

Claire Williams – Ms. Williams picked up her key fob for the clubhouse and indicated she was donating a ping pong paddle to the clubhouse.

Anna Scicinska – M. Scicinska was also unhappy with the workmanship of the door painting. The painter indicted he would be sanding the door but did not sand it enough to eliminate the ware marks from the previous hardware.

ITEM III - Review and Approval of the Minutes

A. The Board reviewed the minutes of the Board of Directors meeting held on April 10, 2014. Dave Katleman noted that under the Security Committee report the word "attended" should have read "extended". There being no further changes or corrections Laurel Smith made a motion to approve the minutes as amended. David Katleman seconded the motion and the motion carried.

ITEM IV - Committee Reports

A. Financial Report – April 30, 2014

- 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 reported on the financials from April 30, 2014. Gloria gave the totals for the current reserves investments which totaled \$1, 960,163.06. Gloria Felcyn reported the income for April \$72,542.28 was and total expenditures were \$72,961.58. Therefore after allowing for the monthly reserves contribution the association had a deficit of expenses over income of \$419.58.
- The Board of Directors reviewed the aging report for April 30, 2014.

B. Security

• Frank Hedges had no security report for the Board of Directors. Jim Foley noted he still had owner information form for the parking sticker program and would be revising soon.

C. Maintenance

- Jim Turke had no maintenance issues to report.
- Jim Foley discussed the door painting beginning with the history of previous painting projects. Jim informed the Board and others present the painting contract did not include a full sanding or preparation of previously stained doors or the removal of marks due to previous hardware marks. Jim recommended owners interested in having their doors repainted would need to prepare their own door and he would have Ekim Painting paint the doors.
- Jim Foley reported on the repairs to the pressure regulator valves. Jim expressed his disappointment with New Pipes Plumbing and was hoping to have this project already completed. It was reported the regulators were scheduled to be repaired on Tuesday, May 13, 2014.

D. Clubhouse

- Laurel Smith reported the special gathering on April 26th was successful and well attended. Laurel Smith suggested advertizing for a social committee. Anna Scicinska volunteered to chair the Annual Pool Party on July 19th.
- It was reported the clubhouse was completed except for the kitchen. The final touches to the clubhouse would also be completed at the time the kitchen was remodeled.
- A recent current party at the clubhouse had too many guests and used both the upper and lower portion of the clubhouse. The Board discussed the revision of the clubhouse rental policy and application in order to avoid any misunderstanding regarding the number of guests allowed in the clubhouse and set policy for clubhouse rentals.

E. Landscape

Chris Burns reported on the condition of the Oak trees which had a form of Oak fungus. Gill
Michel of Davey Tree was attempting to determine a cause. Chris Burns also reported some
areas where the Ivy had been removed was growing back and had to be dug back out again.
Chris Burns noted two more trees were still to be removed, roots dug out, and stumps ground.

F. Newsletter

 Anna Scicinska informed the issues to be covered in the upcoming newsletter including but not limited to, concerned letter from owner regarding electrical issue, Pool Party on July 19th, Social Committee, Pool rules, Welcome Wagon Volunteer, Walking Party, and Dumpsters.

ITEM V - Association Manager's Report

A. The Board reviewed the action item list from the past 30 days. The board also reviewed the work order history for the past 30 days and the 2014 Calendar.

<u>ITEM VI</u> – Correspondence

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

ITEM VII - Other Business

- A. The Board of Directors reviewed the proposal from Four Seasons Roofing for unit 19230 Vineyard Lane. It was requested that Terry Osuga of CPB inspect the building to determine if it required re-roofing.
- B. The Board reviewed proposal from Winchester Pest Control for the cleaning of the attic due to rodent droppings. A motion was made to approve the proposal as presented. The motion was seconded and carried for a total reserves expenditure of \$1,800.00.

ITEM VIII - Adjournment

The Board Meeting adjourned at 8:48 PM. The next Board of Directors meeting was scheduled for June 12, 2014 at 7:00 pm at the Association's Clubhouse.

Vineyards of Saratoga Homeowners Assoc.