VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING OCTOBER 9, 2014

BOARD MEMBERS

Jim Foley Michael Toback

President Vice President

Laurel Smith Gloria Felcyn Secretary Treasurer

Anna Scicinska

Director (absent)

Dave Katleman

Director

Paula Camporaso Director

OTHERS PRESENT

7 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 7:01 PM at the association's clubhouse.

ITEM II - Open Forum

Dr. Jan Scicinski – Owner inquired as to the responsibility of a leak under the garage door.

Ali Firouzi – Owner inquired as to the repairs to the inside of his unit due the broken sprinkler which was hitting his window. After this discussion the board agreed to cover the owner's insurance deductible.

John Glass – Owner was present to discuss the electrical issue emanating from the adjacent unit.

ITEM III - Review and Approval of the Minutes

- A. The Board reviewed the minutes of the Board of Directors meeting held on September 11, 2014. Michael Toback made a motion to approve the minutes as presented. David Katleman seconded the motion and the motion carried.
- B. The Board viewed the minutes of the three special meetings held on September 16 and September 25, 2014. Michael Toback made a motion to approve the minutes as presented. David Katleman seconded the motion and the motion carried.

ITEM IV - Committee Reports

- A. Financial Report September 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. The Board reported on the financials from September 30, 2014. Gloria gave the totals for the current

operating account at \$121,033.43 and reserves which totaled \$2,009,208.58. The board reported the income for September at \$72,455.45 and total expenditures were \$73,905.45. Therefore after allowing for the monthly reserves contribution the association had a deficit of expenses over income of \$1,454.00.

- The Board discussed the water use for the past 12 months and how it was affecting the overall budget. It was noted that a conference call was scheduled with San Jose Water Company and James Hillman of White and MacDonald, LLC.
- The Board of Directors reviewed the aging report for September 30, 2014. It was noted that a default judgment of \$29,389.31 had been awarded to the Association. There were some court forms requiring notarizing. Jim Foley volunteered to come to CMS to notarize the forms.

B. Security

• Frank Hedges had nothing to report.

C. Maintenance

- Jim Turke had nothing to report.
- Jim Foley discussed the issue at unit 19820 regarding the electrical disturbance from the adjacent unit 19821. It was noted that the owner had been using an am radio and had been receiving some disturbance. Mr. John Glass engaged an electrician it was determined that the interference was coming from the adjacent unit. When the unit was inspected issues were found with the electrical ground. It was also found that at least one outlet in the kitchen was drawing too much current, which could cause a fire. The owner was to be contacted and would be given 30 days to address the electrical issues or the association would have to have them repaired and charge back the owner.

D. Clubhouse

- The Board would begin to plan on the remodeling of the kitchen. A motion was made to appointed Dave Katleman, Gloria Felcyn, and Paula Camporaso to form the kitchen remodeling committee.
- The Board also discussed the condition of some of the gym equipment. It was also noted that there was too much equipment for the size of the room.

E. Landscape

- Chris Burns reported on the huge problem with squirrels which had been eating tearing the bark off of the elm trees. Chris indicated that several arborists had been contacted but did not have any solution for this issue. Chris suggested contacting Vector Control to see if they had any solution for this problem.
- Laurel Smith informed the board of their progress on the small ponds refurbishing. Laurel indicated they have several vendors who have submitted proposals however they each had different solutions which would cost approximately \$5000.00 per pond. Laurel Smith requested the approval from the Board to continue her research to narrow the criteria. Michael Toback made a motion to approve the continued research into refurbishing the small ponds. David Katleman seconded the motion and the motion carried.

F. Newsletter

• The Board would contact Anna to see if she was up to creating a newsletter for October.

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.

ITEM VI - Correspondence

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

ITEM VII - Other Business

- A. The Board reviewed the dates for special meetings of the Board to discuss the restated governing documents.
- B. There was not further business before the Board of directors.

ITEM VIII - Adjournment

The Board Meeting adjourned at 9:20 PM. The next Board of Directors meeting was scheduled for November 13, 2014 at 7:00 pm at the Association's Clubhouse.

Vineyards of Saratoga Homeowners Assoc.

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Date