VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING December 11, 2014

BOARD MEMBERS

Jim FoleyPresidentMichael TobackVice PresidentLaurel SmithSecretary (absent)

Gloria Felcyn Treasurer
Anna Scicinska Director
Dave Katleman Director
Paula Camporaso Director

OTHERS PRESENT

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 7:06 PM at the association's clubhouse.

ITEM II - Open Forum

Owner of 19119 indicated there may be a roof leak into the garage.

Owner of 19116 indicated there is an issue with the drainage at the patio.

Owner of 19551 also indicated having an issue with drainage at the side of the home which had caused the stucco to crack and may be causing issues to the interior of the wall.

ITEM III - Review and Approval of the Minutes

- A. The Board reviewed the minutes of the Board of Directors meeting held on November 13, 2014. David Katleman made a motion to approve the minutes as presented. Paula Camporaso seconded the motion and the motion carried.
- B. The Board viewed the minutes of the four special meetings held on November 11th, November 18th, and December 4, 2014. David Katleman made a motion to approve the minutes as presented. Camporaso seconded the motion and the motion carried.

ITEM IV - Committee Reports

- A. Financial Report November 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 to the Board that as of October 31, 2014 the current operating account was at \$120,295.81 and reserves totaled \$2,055,019.46. The income for October was \$72,654.50

and total expenditures were \$76,479.84. Therefore after allowing for the monthly reserves contribution the association had a deficit of expenses over income of \$3,825.34.

- The Board of Directors reviewed the aging report for October 31, 2014.
- The Board reviewed the Association's Annual Budget for 2015. Michael Toback made a motion to approve the annual budget for 2015 as presented. Paula Camporaso seconded the motion and the motion carried which reflected an increase in the monthly assessments of 3% or \$15.00.
- The Board reviewed the association's three year reserve study. There being no changes to this version of the reserve study Reserve Analysis would be requested to finalize the reserves study as is.

B. Security

• Frank Hedges had nothing to report.

C. Maintenance

• Jim Turke noted he still has the 18 watt fixture that The Repair People was to pick up from him.

D. Clubhouse

• The clubhouse committee David Katleman, Gloria Felcyn, and Paula Camporaso would be contacting vendors to establish a scope of work for the remodeling of the clubhouse kitchen.

E. Landscape

- Chris Burns reported on the two trees had been removed and the stumps ground. The only
 remaining work to be completed was to remove some of the chips from 19132 and level the
 ground.
- F. Jim Foley reported on the progress made by the board on reviewing the governing documents.

G. Newsletter

• Anna Scicinska would be including articles regarding speeding, Pool Fence, Holiday Party, Picking up trash, and the Governing Documents.

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 and 2015Calendar.

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 plumbing survey from New Pipes regarding unit 19423. It was noted that this unit would be included in the list of units whose sewer line was cleared on a quarterly basis.

B. The Board of Directors reviewed the Service and Compensation agreement from Comcast. It was noted that the new service agreement was actually replacing the previous agreement and not in consecutive order. Paula Camporaso made a motion to approve the Comcast service and compensation agreement as presented. David Katleman seconded the motion and the motion carried.

ITEM VIII - Adjournment

The Board Meeting adjourned at 9:00 PM. The next Board of Directors meeting was scheduled for January 8, 2015 at 7:00 pm at the Association's Clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date