

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 11, 2019**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Nora White	Director
Tom Schmidt	Director
Jeffrey Klopotic	Director

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jim Turke	Homeowner
Jeff Bell	Resident
Katherine Weiss	Homeowner
Debora Guilardi	Homeowner
Joyce Chang	Homeowner
Carolyn Carter	Homeowner
Gia Biagi	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:00PM at the association’s clubhouse.

ITEM II – Open Forum

Debora Guilardi asked about her architectural change request to install a sun light and sun tunnel. The Board discussed the matter. Nora White motioned to approve the request. Laurel Smith seconded the motion and it passed unanimously.

Joyce Chang asked about her architectural change request to install hardwood floors in her second-floor bedroom. The Board discussed the request. Gloria Felcyn motioned to approve the request. Tom Schmidt seconded the motion and it passed unanimously.

Carolyn Carter asked about the HOA’s responsibility for repairs to the interior of her unit because of a roof leak at her unit. Jim Foley explained that the interior is the responsibility of the homeowner and HO6 insurance should cover the repairs.

Jim Turke reported Aurora Louie, 19907, asked him to see about getting a ramp built onto the sidewalk near her unit because she is using a walker all the time. The solution she had put in place was moving too easily. Jim Foley will look at the issue with her.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from March 14, 2019 Board of Directors meetings. Laurel Smith motioned to accept the regular and executive session minutes as presented. Tom Schmidt seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

A. Financial Report

Gloria Felcyn reported to the Board on behalf of the Subcommittee of the Board. The subcommittee has reviewed all nine of the documents in accordance with California Civil Code 5500 for month ending March 31, 2019.

B. Security

- Jeff Klopotic reported that there had been 10 burglaries, 2 mailbox break-ins, and an armed robbery at Ace Hardware in Saratoga with the last month.
- Kathrine Weiss presented an email sent to her about Neighborhood Watch with the Board. The email listed reasons behind signing up for Neighborhood Watch.

C. Maintenance

- Michael Toback reported O3A2 and 19F1 lights are out. The Association Manager will open a work order.
- Michael Toback reported the latch on garbage enclosure 1 is not working properly. The Association Manager will open a work order.
- The Board asked the Association Manager to open a work order to walk the community to come up with a list of fences that need to be repaired. Nora White and Tom Schmidt will do the walk through with them.

D. Website/Clubhouse

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E. Landscaping

- Chris Burns presented a proposal to do some concrete and landscaping work from Dooling Landscape Services. The proposals were discussed. Michael Toback made a motion to accept the proposals. Laurel Smith seconded the motion and it passed unanimously.
- Jeff Klopotic asked about getting a pothole in the 200s area filled. The Board asked the Association Manager to open a work order to have Homeworx fill it with cold mix.
- A letter needs to go the owner of 19419 about removing the tree on their patio. It is too large and causing damage.

F. Welcoming Committee

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G. Newsletter

- Add the section on Neighborhood Watch
- Speed limit is 15 MPH. Violating the speed limit is a serious and flagrant violation and fines can exceed \$1000.
- Dumpers will be put out May 10 - 20

ITEM V – Association Manager’s Report

- A. The Board reviewed the work order history for the past 30 days.

ITEM VI – Correspondences

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

ITEM VII – Other Business

- A. The architectural change request for 19117 was discussed. The Board discussed and denied the request. The reasons for the denial is there are several gas lines running through the concrete and removal of the concrete would also cause drainage issues. You can contact Jim Foley.

ITEM – VIII adjournment

The Board Meeting was adjourned at 8:52 PM. The next meeting of the Board of Directors is scheduled for May 9th, 2019 at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

_____5/9/2019_____
Date