

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 9, 2019**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Bell	Resident
Katherine Weiss	Homeowner
Carolyn Carter	Homeowner
Rita Agratchev	Homeowner
Natalie McNany	19905 Property Manager (Hearing)
Ali Parsa	19905 Tenant (Hearing)
Grace Howley	Homeowner
James Gardner	Potential buys (Board approved attendance)

**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**

Rita Agratchev asked that she be contacted as far in advance of the fence repairs as possible. The Association Manager will contact Homeworx.

Carolyn Carter brought up ants in the community. The Board explained that ants are not something that needs to be mitigated in the common area. Some of the Board members provided information on how they deal with ants themselves

**ITEM III – Review and Approval of the Minutes**

- A. The Board reviewed the minutes from April 11, 2019 Board of Directors meetings. Michael Toback noted a few corrections that needed to be made. Laurel Smith motioned to accept the regular meeting minutes as amended. Nora White seconded, and the motion passed unanimously. Michael Toback motioned to accept the executive session minutes as presented. Gloria Felcyn seconded, and the motion passed

**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 April 30, 2019.

B. Security

- Jeff Klopotic reported on the Neighborhood Watch meeting held at the Vineyards. He learned about two new sources for information on crimes in the City of Saratoga.
- Jeff Klopotic went over two plans he had come up with for adding additional security cameras to the community. The Association Manager recommended going with a different vendor than the one that originally installed the cameras. He will send contact information for two other vendors to Jeff Klopotic
- The Board reported on an incident that happened at the Vineyards over the weekend. Jeff Klopotic reported he had submitted a formal request for information on the incident to the Santa Clara County Sheriff's Department.

C. Maintenance

- Laurel Smith reported that she had a back flow of water come out of her toilet. Jim Foley explained this was the result of West Valley Sanitation department clearing the sewers. The issue occurs from time to time but not frequently.
- Jim Foley reported he and Tom will start working on the Backflow issues on Wednesday 5/15.
- A proposal from New Pipes to do the quarterly cleanout maintenance for a flat rate was review. Laurel Smith motioned to accept the proposal. Nora White seconded, and the motion passed unanimously.

D. Website/Clubhouse

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E. Landscaping

- Jim Foley presented proposals from Tim Dooling to fix the issues caused by work done by PG&E. PG&E asked that the HOA pay to have the issues fixed and they would reimburse the HOA. Jim Foley also presented a proposal to replace the concrete outside 19622 and the pathway between the pool and the pond. This work would be done in conjunction with the work to repair the issues caused by PG&E. Laurel Smith made a motion to accept the proposals. Gloria Felcyn seconded the motion and it passed unanimously.
- Chris Burn reported that the owners of 19316 have not trimmer the bushes and/or trees on their patio. The Association Manager will send a hearing letter.
- Signage about proper disposal of recycling and trash were discussed. The signs will put on the exterior of the garbage enclosures.
- Laurel Smith stated that she believed the reflection ponds were not being properly maintained. Jim Foley explained the water levels had become improper, so the cleaning devices had not been working. The vendor who maintains the reflection ponds is working on the issue.

F. Welcoming Committee

- Katherine Weiss reported she almost has Vineyards of Saratoga Welcome binder completed and will start making some more copies.

G. Newsletter

- Katherine Weiss has Neighborhood Watch stickers to pass out.

- Jeff Klopotic is going to send the Association Manager some information from the Neighborhood Watch meeting to put in the newsletter.
- Reminder that if you are making any changes to your unit you need to get approval from the Board of Directors

**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. An architectural change request for 19117 that was rejected was discussed with the homeowner, Grace Howley, who asked to have the request reevaluated.

**ITEM VIII – Hearing**

A hearing for illegal dumping of recycling material by the tenant living in 19905. The property manager for the unit and one of the tenants were present for the hearing. The property manager explained the boxes were dumped improperly by the house cleaners. The tenant apologized and stated he would do his best not have the issue repeated.

**ITEM – IX adjournment**

The Board Meeting was adjourned at 9:05 PM. The next meeting of the Board of Directors is scheduled for June 13th, 2019 at the Association’s Clubhouse.



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Vineyards of Saratoga Homeowners Assoc.

6/13/2019

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Date