

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

**BOARD MEMBERS**

Jim Foley	President
Michael Toback	Vice President (Absent)
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
Katherine Weiss	Homeowner
Carolyn Carter	Homeowner
John Jenkins	Homeowner
Carol Lunny	Homeowner
Hong Nguyen	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**

Carol Carter brought up an issue with the lawn and a plant in the area of hear unit. Chris Burns will add it to the list of items for the landscaper.

Katherine Weiss brought up an issue with enclosure number #3. Tom Schmidt and Jim Foley will look at the enclosure and advise the Association Manager on repairs needed.

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

- A. The Board reviewed the minutes from June 13, 2019 Board of Directors meetings. Laurel Smith motioned to accept the regular and executive session meeting 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 June 30, 2019.

The Board of Directors reviewed the delinquency report.

B. Security

- Jeff Klopotic reported that the incidents that he reported were not reported previously by the Sheriff's Department had showed up in a report, but the incidents were down played greatly.
- Jeff Klopotic reported there has been a coyote reported at a near-by construction site that has been aggressive and approaching people with animals. There is also a pack of coyotes living at Vasona Lake Park that had been seen during the day killing geese.
- Jeff Klopotic reported he met with someone with a security vendor regarding new cameras. The vendor had also brought up installing security gates. The gate option was discussed and it is highly unlikely it will be done but the Board asked Jeff Klopotic send the Board a report on the gate system.

C. Maintenance

- Jeff Klopotic reported the crash bar on the downstairs door is coming loose. Jim Foley and Tom Schmidt will look at it.
- The Board asked the Association Manager to open a work order to have the lights in the chandlers upstairs in the clubhouse
- Laurel updated the Board on the status of power washing at the Vineyards
- Light 5897 near 19422 is out. The Board asked the Association Manager to send it over to Jim Turke

D. Website/Clubhouse

- Tom Schmidt presented a caster that would repair the table legs. The casters look promising but further investigation is needed

E. Landscaping

- Additional lawn damage was reported near 19551. The Board asked the Association Manager to get a copy of the lease and a occupancy form for the current residents of the unit
- Kathrine Weiss notified the Board she had new signs for the garbage enclosures. Jim Foley and Tom Schmidt are going to look at where to put them up.

F. Welcoming Committee

- Kathrine Weiss showed the Board some Neighborhood Watch signs she had been provided to put up in common area.

G. Newsletter

- Inform the community about the HOA has a gopher service. If they see gophers email [landscaping@vineyardsofsaratoga.com](mailto:landscaping@vineyardsofsaratoga.com)
- Katherine Weiss has Neighborhood Watch stickers to pass out.
- There has been a higher than normal number of coyote attacks in Saratoga. Please remember coyotes are wild animals and need to be treated as such. Pets and pet food should not be left out overnight.
- Chris Burns will supply information about the pool party.

**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**

The gutter proposals were reviewed. Gloria Felcyn motioned to approve the proposal from A-Clean gutter. Laurel Smith seconded the motion and it passed unanimously.

Jim Foley brought up an issue of noise complaints at Carol Lunny’s unit, 19422. In March 2019 the tenant who had occupied the unit in 2018 moved back in to the unit, 19421, above her. Since then there have been an ongoing issue with the resident above her making a variety of loud noises at various hours of the day but mainly during the middle of the night. The Board asked the Association Manager to send the owner of the of 19421 a hearing notice.

A request from 19117 for an owner’s list that includes contact information was reviewed. The request was discussed. Jim Foley is going discuss the opt out option the James Hillman then draft letter about opting out of the list to send out.

The property taxes that were improperly charged against the HOA were discussed. Jeff Klopotic has been in touch with all of the organizations that have interest in getting money has responded has or will be releasing the HOA from the debit.

Jim Foley and Tom Schmidt reported they had meet with Xteria. A proposal for roof repairs is being prepared.

Jim Foley brought up an idea to remove numbers from garage doors. The idea will be tabled

A proposal from New Pipes to relocate a water supply line near 19622 was discussed. Jim Foley recommended the proposal be rejected as the pipe had been fixed. The Board agreed.

The pool reports provided by the health department was reviewed.

A proposal from Progressive Pools to install automated systems to automate putting chemicals in to the pool. Tom Schmidt is going to research the systems.

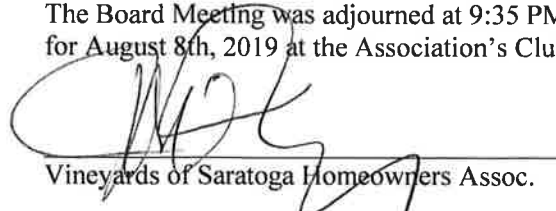
**ITEM VIII – Hearings**

A hearing for illegal dumping of recycling material by the owner of 19215 was held. Hong Nguyen was present for the hearing. She told me the Board the name listed on the boxes is not hers. The Board considers the matter closed.

A hearing for tree trimming at 19316 was held. The owners were present for the hearing and notified the Board the tree had been trimmed. Chris Burns confirmed the tree had been properly trimmed. The Board considered the matter closed.

**ITEM – IX adjournment**

The Board Meeting was adjourned at 9:35 PM. The next meeting of the Board of Directors is scheduled for August 8th, 2019 at the Association’s Clubhouse.

  
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Vineyards of Saratoga Homeowners Assoc.

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Date