

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 8, 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
Katherine Weiss	Homeowner
John Felder	Homeowner
Pam Nomura	Resident
Doris Hellar	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

The issue with the deck at 19123 was brought up by Doris Hellar. Jim Foley went over the timeline of events. Jim Foley continued to explain the proposal the HOA had received and why he did not think the plan was reasonable. Doris Hellar was concerned about closing her sale and Jim Foley explained how she can close her sale without having the deck repaired.

Laurel Smith brought up an issue with dumpster #10. She reported there are three recycling bins instead of two. Kathrine Weiss and Jim Foley explained this was planned.

Michael Toback brought up lights that are out around the complex. He referenced several emails he had sent to Jim Turke and the Association Manager. The Association Manager asked him to consolidate the emails and send him the information again.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from July 11, 2019 Board of Directors meetings. Jeff Klopotic noted that the security section about coyotes should list a pack of coyotes living at Vason Lake Park. This change was made. Laurel Smith motioned to accept the regular and executive session meeting minutes as amended. 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 July 31, 2019.

The Board of Directors reviewed the delinquency report.

B. Security

- Jeff Klopotic reported number of crimes in the local area had dropped over the last month. In the direct area of The Vineyards there had only been two crimes in that time frame.
- Jeff Klopotic reported that coyote incidents had continued to increase.
- Jeff Klopotic reported he met with Electronic Innovations. The gentleman he met with recommended a smaller implement of additional cameras and also agreed the installing a gate at the entrance would not work. Tom Schmidt and Jeff Klopotic have started looking at different options. The Board asked the Association Manager to arrange a meeting with Aaron Ettinger with See Clear
- Jim Foley reported on incident where a box truck broke a water supply main in the Vineyards. He explained that a crime report had been filed and images of the vehicle had been sent to the Sheriff.

C. Maintenance

- Jeff Klopotic reported the crash bar door to the clubhouse had been fixed.

D. Website/Clubhouse

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E. Landscaping

- Chris Burns reported the company managing the gophers and moles is making good progress.
- Chris Burns reported she and Jim Foley would be meeting with the arborist next week.
- A letter needs to be sent 19314 about a tree that needs for be trimmed.
- A letter needs to be sent to 19551 about trimming their bushes
- Laurel Smith brought up the power washing for \$500 a day with an estimated time of five days to complete the work. The Association Manager confirmed and let the Board know that a sixth day would be free but if additional days were needed the HOA would be charged. Laurel Smith motioned to approve the proposal. Gloria Felcyn seconded, and the motion passed unanimously. Jim Foley asked the Association Manager to let the vendor know the water pressure is only 40 PSI at this time.

F. Welcoming Committee

- Kathrine Weiss reported she has recycled several binders but is down to only two binders.

G. Newsletter

- Inform the community that dirt needs to be kept at least two inches below the edges of fences.
- 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.
- Reminder about Opting Out of the member list

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 continuance of the hearing for 19421 was discussed. The Board asked the Association Manager to schedule the hearing for the September meeting.

The hardwood flooring at 19220 was discussed. Jim Foley and Laurel Smith are working on setting a meeting with the real estate agent and the owners.

Jeff Klopotic reported the he is continuing to make progress on the taxes.

Jim Foley handed out a report on the roof repairs based on proposals presented by Xteria. He recommended getting two more bids on a single building instead of all of the buildings then compare the cost to Xteria's cost. The Board asked the Association Manager to setup a meeting with Jim Foley to meet with two different roofing companies to bid on the roof of building 30.

Removing numbers from garage doors was discussed. The Board is not going to act on the idea.

A proposal from Progressive Pools to install automated systems to automate putting chemicals in to the pool. Tom Schmidt had researched the systems and felt the prices were reasonable. Tom Schmidt motioned to accept the proposal. Mike Tobackseconded and the motioned passed unanimously.

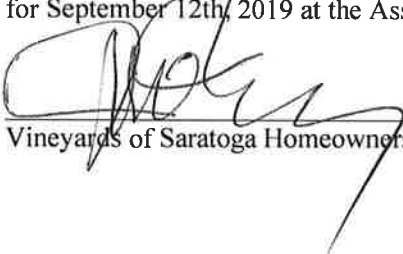
Jim Foley briefed the Board on the water main break repairs.

Jim Foley presented the Board with an agreement for the owner of 19117 to sign about her patio. Michael Toback highly recommended the Board have the document reviewed by James Hillman. The Board agreed.

The Board asked the Association Manager to send a hearing letter to the owner of 19551 about having more than five people living in the unit and having a new dog in leased unit

ITEM – VIII adjournment

The Board Meeting was adjourned at 9:15 PM. The next meeting of the Board of Directors is scheduled for September 12th, 2019 at the Association's Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

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Date