

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 10, 2019**

**BOARD MEMBERS**

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary (Absent)
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
Jeff Bell	Resident
John Lee	Tenant 19551
Tariq Rafeeqi	Property Manager 19551
Ramprasad Kandad	Homeowner

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:05PM at the association's clubhouse.

**ITEM II – Open Forum**

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from September 12, 2019 Board of Directors meetings. The Board reviewed the minutes for the emergency meeting held on September 17, 2019. Michael Toback moved to accept the minutes as presented. Nora White 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 September 30, 2019.

The Board of Directors reviewed the delinquency report.

B. Security

- Jeff Klopotic reported the neighborhood watch signs had all been posted and were quite noticeable. Jeff report that although the overall crime level had not raised incidents over the last month in Saratoga the crimes had moved closer to Vineyards of Saratoga. He sent a copy of the crime reports he reviewed to the Board so they can look over them.
- Jeff Klopotic reported he had issued 12 parking citations over the last month.
- Jeff Klopotic reported they have received a quote for a new Windows 10. Michael Toback made a motion to accept the proposal for the new computer and new LPR cameras with the contingency that See Clear provides an answer on how to maintain the license plates, that access to the other cameras would not change and that an auto reporting functionality is part of the new system. Gloria Felcyn seconded, and the motion passed unanimously. Michael Toback, Tom Schmidt and/or Jeff Klopotic will setup a meeting with See Clear.

- Tom Schmidt briefed the Board on some testing he and Jim Foley had done with Swan wireless cameras. The idea is to find 10 agreeable owners who would allow the camera to be installed and access their wireless network. Michael Toback made a motion to start with four or five and work on implementation. Nora White seconded, and the motion passed unanimously.
- C. Maintenance
- Jim Foley reported that Homeworx is continuing to work on fixing the lighting in the Vineyards complex. Upgrading all the lighting in the complex was discussed. The Board asked the Association Manager to see if CMS has a lighting consultant that can evaluate the lighting.
  - Jim Foley reported on the status of the roofing project. He reported Xteria has found that asphalt singles had been installed over cedar and this was causing additional work.
  - The Association Management brought up a termite report that was sent to the Board for review. The Association Manager was instructed to let the homeowner know that the Board had examined the report and no action would be taken by the HOA. The homeowner is welcome to have localized treatment done but no maintenance was to be done on the exclusive use common area or the common area
- D. Website/Clubhouse
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- E. Landscaping
- Chris Burns report the landscaper has been battling squirrels who are chewing through irrigation.
  - The Board asked the Association Manager to follow up with the CMS vendor relations to see if the Street Sweeping service has submitted his insurance. Nora White is going to speak with the street sweeper the next time he is on site.
  - Chris Burns reported that two green waste dumpsters had been delivered. The Association Manager verified there is a work order open to get No Parking signs put up at those locations. The Board asked Kathrine Weiss to contact the green waste vendor about getting the biggest dumpsters available replace the current dumpsters
- F. Welcoming Committee
- Katherine Weiss reported she has now handed out all of her binders and is working on creating more
- G. Newsletter
- Remind not to have packages delivered when someone is not home
  - Reminder about owners being responsible for keeping their patios clean
  - Do not feed animals of any kind. This attracts not only the nice cute animals but coyotes also.

**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**

Gloria Felcyn brought up getting insurance quotes. The Board asked the Association Manager to move getting insurance quotes to October and contact the HOA’s insurance agent for quotes.

Jeff Klopotic asked the Association Manager if a refund from the library had been received. The Association Manager reported he had not but it may have been given to the accounts. He will check with the accountant.

Jim Foley reported the plans the deck at 19123 had been submitted to the City of Saratoga.

Jim Foley briefed the Board on the status of the issue with the water main for the fire sprinklers of the clubhouse. There is still currently no date for work to start but he has been speaking with both vendors that will need to be involved with the repair.

Jim Foley report he has not contacted the HOA attorney about sending a letter to SCCWD putting them on notice they will be held responsible for any issues that come up from problems with the creek they have refused to correct.

The Board of Directors reviewed the Comcast agreement. The Board asked the Association Manager to let the Comcast representative know the Board will not approve the easement and wants \$100 per unit for the agreement.

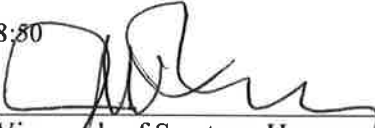
**ITEM – VIII Hearings**

The tenant of 19551 explained that only he, his wife, and three children live at the property. His in-laws, and daughter's boyfriend come on a regular basis but do not live there. The Board responded that from numerous observations that it appears that 8 to 9 people are residing at the property. Two Board members have personally seen many people coming and going from the property.

The issue with the tenants having two dogs when they are only allowed to have one dog was discussed. The Board explained the single dog is only allowed because it was present prior to the implementation of the current CC&Rs. The Board of Directors brought up another issue with the dogs which is that the dogs have caused damage to the common area lawns. The tenant let the Board know that one of the dogs is his daughters and she would be leaving with the dog in January.

ITEM VIII Adjournment

8:50

  
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Vineyards of Saratoga Homeowners Assoc.

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Date