

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 14, 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 (Absent)

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Bell	Resident
Carolyn Carter	Homeowner
James O'Connor	O'Connor Insurance
John Felder	Homeowner
Pam Nomura	Resident

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 the October 10, 2019 Board of Directors meetings. Michael Toback asked that future minutes not have sections where there are no comments. Michael Toback moved to accept the minutes as presented. Gloria Felcyn 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 October 31, 2019.

The Board of Directors reviewed the delinquency report. Gloria Felcyn asked about two addresses on the delinquency report.

B. Security

- Michael Toback reported that he and Tom Schmidt had determined that they had determined a camera could not be put up in the area of dumpster #3 without help from a homeowner.
- The proposal for See Clear for new license plate camera was reviewed. Gloria Felcyn made a motion to accept the proposal. Michael Toback seconded the motion and it passed unanimously.

C. Maintenance

- Jim Foley reported that the only thing he had to report on was the work on the water pipe repairs and he will discuss that later in the meeting.
- The Association Manager brought up lights. Carolyn Carter reported there is a light in front of 19702 is on all day. Laurel Smith reported there are three lights out in front of her unit and a light out

D. Website/Clubhouse

- Nothing reported

E. Landscaping

- Chris Burns reported tree maintenance had started.
- Chris Burns reported that two more green waste dumpsters were supposed to have been delivered today. The Association Manager reported that they had actually been delivered. Jim Foley briefed the Board and members present on the plans for the dumpsters.

F. Welcoming Committee

- Nothing reported

G. Newsletter

- Remind people that solicitors are not allowed on the Vineyards property.
- Remind people not to allow packages to stay out in front of their property. If they cannot be brought in almost immediately.
- Inform people about submitting nominations for the Board. The election is in February. Jim Foley is going to send the Association Manager a document about expectations of Board members to include in the newsletter.

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

James O’Connor presented proposals he had put together insurance. He explained that the Farmers Insurance had gone up because of claims that have been filled against the Vineyards policy. He also let the Board know that the numbers presented were estimates within 10%. The Board asked James to come back to them with solidified quotes. A decision will be made either at the next Board meeting or a special meeting.

The Association Manager reported that work the deck at 19123 was scheduled to start on November 20th.

Jim Foley briefed the Board on the status of the issue with the water main. All repairs have been completed. Getting all the bills submitted to Farmers is all that needs to be completed now.

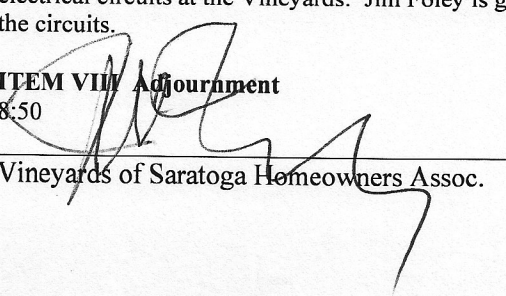
Jim Foley report he still needs to contact the HOA attorney about sending a letter to SCCWD.

The Board of Directors discussed the Comcast agreement. Jim Foley reported he had heard from a contractor representing Comcast but he does not want to work with a contractor. He wants to work with a Comcast employee who will take responsibility for all the maintenance required in the Vineyards complex. The Association Manager will contact the Comcast representative who is working on the contract renewal.

The power washing was discussed. Laurel Smith reported it was not completed and Silver Spurs is not returning her calls. The Association Manager let the Board know the invoices to pay the vendor had not been approved yet and he would contact the vendor about the work that still needs to be completed.

The Board discussed upgrades to all, common area lights, circuits for garage doors, landscape irrigation, etc, the electrical circuits at the Vineyards. Jim Foley is going to reach out to some companies he knows about working on the circuits.

ITEM VIII Adjournment
8:50



Vineyards of Saratoga Homeowners Assoc.

12 DEC 19

Date