

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 12, 2020**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Ya-Fang Chen	Homeowner
Szu-Chieh Chen	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:05 PM via GoToMeeting.

ITEM II – Open Forum

The homeowners of 19122 asked about an application to get a new front door installed. The homeowner had not provided a picture of the door. The picture was emailed to Jim Foley and the Association Manager. The picture was shared with the Board. Tim Schmidt made a motion to approve the request. Gloria Felcyn seconded, and the motion passed unanimously.

The homeowners of 19122 brought up an issue with the housing for the pond pump outside the unit. The issue is the housing is preventing them from being able to install new windows which were approved. Jim Foley informed them the HOA is working on a solution for the problem.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from October 8th Board of Directors regular and executive session, and October 21st Special Board Meeting meetings. Michael Toback made a motion to accept all the minutes as presented. Laurel Smith seconded the motion and it 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, 2020. The deficit for the month was \$4500 even with the Comcast income. Which brings the year to date deficit of \$23,000 including the Comcast income.

The Board of Directors reviewed the aging report for October 31, 2020. The Board is going to draft a letter to send to people who are delinquent. The Board asked the Association Manager to send 19204 to collections

Gloria Felcyn asked about the status of a letter to Allied in response to the invoice presented to the Board at the last meeting. Michael Toback stated he still had not completed the letter and asked the Association Manager to send him the invoice.

Tom Schmidt asked about the adjustment to the garbage bill and reimbursement for the \$9000 error. The Association Manager reported he had not heard anything about this and would follow up with the garbage company.

B. Security

- Tom Schmidt reported the camera at enclosure #3 is out. He is working on that.
- Charles Sudderth notified the Board that Tom Schmidt has briefed him on operating the cameras.

C. Maintenance

- Jim Foley reported a claim has been made with Santa Clara County Fire Department for damage to the common area around the fire lane.
- Jim Foley updated the Board on issue at 19205. ACS will be providing a proposal for the repairs.
- Jim Foley briefed the Board on the issue with the cleanouts for 19220 and 19221. The cleanouts may be under the patio of 19219.
- Jim Foley briefed the Board on an issue with the water supply line issue at 19119.
- Tom Schmidt updated the Board a solar light installation. The lights had been a success.
- Tom Schmidt reported the white steps need to be repainted. The Board asked the Association Manager to open a work order with Homeworx.

D. Landscaping

- Chris Burns reported that the current streetsweeper has picked up their game and is working very well with the landscaping company.

E. Newsletter

- Signing up for the Vineyards Nextdoor. Anyone signing up to be included in the Vineyards Nextdoor community must provide their address.
- The Board asked to have the article on solicitation included again.
- The fire article from Tony Fisher

PITEM 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

There was no update on the property tax issue.

Jim Foley has contacted someone he has worked with in the past about the lighting/electrical upgrade.

Michael Toback asked about putting in additional solar lights and suggested a few locations. The Board will work on identifying specific locations so the correct number of lights can be purchased.

Michael Toback brought up installing an electrical charging station in the common area. He has a proposal from ChargePoint that has a couple of different options. Jim Foley stated the only option that would work would be something where the vendor owned the equipment as installing a capital improvement of this nature would require a vote of the membership.

Michael Toback briefed the Board on the status of the trademark application for Vineyards of Saratoga. The trademark had been denied because the Vineyards does not provide a service. He had an idea in which he would find an advertisement for a property at “The Vineyards of Saratoga.” Submitting a new application would cost \$200-\$300.

IX - Adjournment

The Board Meeting was adjourned at 8:45 PM. The next meeting of the Board of Directors is scheduled for December 10th, 2020. The means by which the meeting will be held are to be determined and will be posted with the agenda and notices about the meeting

Vineyards of Saratoga Homeowners Assoc.

Date