

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 14, 2021**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Pam Nomura	Homeowner
Tao Yu	Homeowner
Rita Agratchev	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

Laurel Smith asked about installing an air conditioning unit. Jim Foley told her to fill out a standard architectural change request.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from December 10th Board of Directors regular Board Meeting and December 30th Emergency Board Meeting. Laurel Smith made a motion to accept all the minutes as presented. Tom Schmidt 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 December 31, 2020. The year to date deficit approximately \$29,000.00

Gloria Felcyn made a motion that all electronic utilities, insurance and reserve contributions are approved by the Board for the entire of year of 2021 for the purposes of California Civil Code 5502. Laurel Smith seconded the motion and it passed unanimously.

An invoice from Allied was discussed. The Board tabled the matter. Gloria Felcyn is going to do a further investigation and report back to the Board.

B. Security

- Five additional solar security lights will be installed next week.
- Michael Toback reported there was a bunch of break-ins at a HOA nearby and the thief or thieves were caught.

C. Maintenance

- Jim Foley has been speaking with an insurance adjuster regarding the damage caused by the Santa Clara County Fire Department.

- D. Landscaping
 - Nothing reported
- E. Newsletter
 - Jeff Klopotic is going to put together an article on security.

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

Jim Foley reported a contractor for 19535 had run conduit through the wall and connected it to the exterior of the building. The Association Manager was asked to send a letter to the homeowners to have the work on the unit stop so the HOA can have repairs made and a special assessment for the repairs will be assessed for the cost. Jim Foley recommended all the homeowners affected contracting Anna Eshoo.

A proposal on having a security guard man the gate house was discussed. The Board asked the Association Manager to have the contractor come out and meet with a few of the Board members.

Jim Foley briefed the Board on the status of getting a gate installed. He is working on getting a meeting with the city planners office. He had found some other gates at HOAs that have a similar configuration to that at Vineyards

AB3182 was briefly discussed. Jim Foley recommended not acting yet. The matter was tabled

The broken mailboxes at the Vineyards were discussed. Jim Foley is looking for a document that USPS sent the HOA notifying them that central mailboxes were being installed in lieu of delivering to individual units. Jim Foley also explained the HOA is not listed as having any responsibility with regard to mail in the CC&Rs.

There was no update on the property tax issue.

Jim Foley is continuing to work on the lighting/electrical upgrade. He has been speaking with contracting firms who having work on setting up new homeowner complexes

The 2021 election was briefly discussed. The Association Manager reported that the Inspector of Elections had received 59 ballots so far.

The architectural change request for 19307 was discussed. Further details are required. The HOA needs the specifics on the skylight that will be installed. The company installing the skylight should be certified by the manufacturer of the skylight.

IX - Adjournment

The Board Meeting was adjourned at 8:43 PM. The next meeting of the Board of Directors is scheduled for February 11th, 2021. 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