

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 11, 2021**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Pam Nomura	Homeowner
Omid Gaini	19221 Property Manager

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:55 PM via GoToMeeting.

ITEM II – Open Forum

Nothing reported

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from February 11th Board of Directors regular Board Meeting. Laurel Smith made a motion to accept the minutes as presented. Tom Schmidt seconded the motion and it passed unanimously.

ITEM IV - Committee Reports

A. Financial Report

Michael Toback 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 February 28, 2021. The year to date deficit approximately \$24,000.00

The email sent to Allied was briefly discussed. There has been no response. The Association Manager will call Allied.

B. Security

- Tom Schmidt updated the Board on some camera work on the system in the clubhouse.
- Tom Schmidt reported two new solar lights had been installed.
- Jim Foley briefed the Board on the letter from First Alarm about upgrades needed for the fob systems. The Association Manager will coordinate with Jim Foley and follow up with First Alarm.

C. Maintenance

- Tom Schmidt reported Homeworx has started working on painting steps with white stripes.
- Tom Schmidt and Jim Foley are still working on reviewing the Trip Stop proposal.
- The pump enclosures work is progressing
- Jeff Klopotic and Jim Foley will look at the issue with water pooling in front of garages.

D. Landscaping

- Chris Burns briefed the Board on a proposal to treat oak trees to prevent them from dripping sap. She recommended approval. Laurel Smith motioned to approve the proposal. Michael Toback seconded, and it passed unanimously.
- Chris Burns briefed the Board on a proposal trim and remove several bushes and/or ivy that are too large for the landscaper. Tom Schmidt motioned to approve the proposal. Laurel Smith seconded, and it passed unanimously.

E. Newsletter

- Reminder to increase assessment payments.
- An article Chris Burns sent about not taking all the fruit from the citrus trees.
- Article on getting vehicles registered.
- Reminder about the spring dumpsters

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

A proposal on having a security guard man the gate house was discussed. The Board decided not to proceed.

Jim Foley briefed the Board on the status of getting a gate installed. He, Chris Burns, Tom Schmidt, and Chuck Sudderth met with a vendor about installing gates. There is another meeting scheduled for next week.

There was no update on the property tax issue.

Jim Foley is continuing to work on the lighting/electrical upgrade.

Jim Foley is continuing to work on the damage caused to the firelane by a Santa Clara County Fire Department.

Michael Toback is continuing to work on the trademark. The trademark for the Vineyards is a little different than all other trademarks he has worked on as it does not sell or market services.

The architectural change request for 19415 was discussed. Michael Toback motioned to approve with the caveat that they use one of the colors listed on the website. Laurel Smith seconded, and the motion passed unanimously.

Jim Foley briefed the Board on communications with government representatives regarding mailbox maintenance.

ITEM IX – Hearing

A hearing for an improperly installed vent at 19221 was held. Jim Foley briefed the Board on how he noticed the vent had been installed. It had been found when working on finding a cleanout on the patio of 19219 and the installation was not approved or done properly. Omid Gaini, the property manager for 19221, responded that he is willing to provide any assistance needed to ensure the work was done properly. Jim Foley will provide a plan on dryer vent installation to the Association Manager which he

can provide to the property manager so the wall can be opened back up and inspected before being closed again.

ITEM X - Adjournment

The Board Meeting was adjourned at 8:18 PM. The next meeting of the Board of Directors is scheduled for April 8th, 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