

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 13, 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
Carole Lunny	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:04 PM via GoToMeeting

ITEM II – Open Forum

Chuck Sudderth brought up a plumbing modification he would like to do at his property. Jim Foley stated it is a standard request. An architectural change request just needs to be submitted for approval.

Carole Lunny brought up an issue under her window that Jim Foley had been working on getting corrected. Jim Foley explained the issue was with a kitchen cleanout plug had opened. He had corrected the issue but the drainage that had come out needed to be diluted. Carole Lunny indicated there are a lot of bugs in the area. Jim stated he would have the landscaper work on diluting the drainage on Friday 5/14/2021. Jim Foley asked the Association Manager to have Winchester Pest Control go out.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from April 8th Board of Directors regular Board Meeting the Emergency Board of Directors on April 20th. Laurel Smith made a motion to accept the regular meeting minutes as submitted. Michael Toback seconded the motion and it passed unanimously. Gloria Felcyn motioned to approve the emergency meeting minutes. Tom Schmidt 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 April 30, 2021.

Delinquencies were discussed. There are a number of people who are short paying. The Board is going to wait for another month to see if they clear.

The Board review the Allied activities report. The Board asked the Association Manager to contact Allied and ask them to close all Vineyards accounts as no solid progress in collecting the debts had been made.

B. Security

- Tom Schmidt reported See Clear had reset the incoming license plate reader camera and it is working again.
- The most recent mailbox break-in was discussed.

C. Maintenance

- Homeworx recently fixed a number of lights, gate, and completed painting steps that required painting.

D. Landscaping

- Chris Burns reported the landscaping committee noted a number of violations during a recent walkthrough.

E. Newsletter

- Reminder to increase assessment payments.
- Chris Burns is going to send the Association Manager several rules to go into the next few months.
- Reminder that garages are not allowed to be used for storage.

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

Installation of a new gate was discussed. The Board asked the Association Manager to contact Sector Security about moving forward with them regardless of the fact they will not be able to start the installation until September or October.

There was no update on the property tax issue. The Board asked the Association Manager to leave this item on the agenda.

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

Jim Foley let the Board know that the insurance estimate that was provided was for the wrong type of work. He is going to get an estimate from Dooling Landscaping to submit to the insurance company.

Michael Toback reported because the trademark request had been refiled the approval time frame was reset. It would be 3 – 6 months before an official decision was made.

Opening the pools was briefly discussed. The Board decided the pools would remain closed until COVID restrictions were loosened further.

SB-9 was discussed. Ways to prevent people from being able to prevent the splitting condos in the Vineyards were discussed.

Jim Foley briefed the Board on an issue with the main backflows at the Vineyards.

ITEM VIII - Adjournment

The Board Meeting was adjourned at 9:01 PM. The next meeting of the Board of Directors is scheduled for June 10th, 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