

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 10, 2021**

**BOARD MEMBERS**

Jim Foley	President
Michael Toback	Vice President (Absent)
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
Chintan Gandhi	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**

Chintan Gandhi brought up a request that had been forwarded to the Board to have a change made to the entrance to his patio from the common area. Jim Foley, Tom Schmidt, and Chris Burns will take a look at the issue.

**ITEM III – Review and Approval of the Minutes**

- A. The Board reviewed the minutes from May 13<sup>th</sup> Board of Directors regular Board Meeting the Emergency Board of Directors on May 26<sup>th</sup>. Tom Schmidt made a motion to accept the regular meeting minutes as submitted. Gloria Felcyn 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 May 31, 2021.

Delinquencies were discussed. The Board asked the Association Manager to see if CMS has email addresses for the people that have been short paying their dues.

Gloria Felcyn reported there are some CD's expiring and recommended moving a portion of these ~~them~~ to fixed income securities. Laurel Smith motioned to move a portion of the funds from the expiring CD to fixed income securities. Tom Schmidt seconded, and the motion passed unanimously.

Gloria Felcyn asked the Association Manager to include the balance sheets and statement of earnings in Board packets moving forward.

The Board reviewed an email from Allied regarding closing all of the Vineyards accounts. Gloria Felcyn offered to draft a response to Allied.

B. Security

- Jim Foley notified the Board that First Alarm had been onsite today, and the panel upgrades have had not been completed because of an equipment incompatibility issue. First Alarm is going to order different equipment.
- Tom Schmidt reported he is working with Homeworx to install additional solar lights.
- Jeff Klopotic reported the mailbox near 19210 had been repaired by the USPS.
- Jeff Klopotic reported that the most recent report from the Santa Clara County Sheriff stated, at a recent meeting, that crime over all in the area was down.

C. Maintenance

- Jim Foley reported the sewer repair project that was approved at the emergency meeting on May 26<sup>th</sup> would start on June 16<sup>th</sup>.

D. Landscaping

- Chris Burns let the Board know she is working with the landscaper to reduce water usage.
- Jeff Klopotic reported irrigation is not going on in the area around the building. That issue was resolved but now it appears the irrigation is not watering the plants properly. Chris Burns will look at it with the landscaper.
- Jeff Klopotic reported there is a racoon living at the Vineyards.

E. Newsletter

- Reminder to reduce water usage. 2017 or 2018 there was an article.
- The Association Manager reported CMS will be switching over to a new phone system which will allow manager to more easily call homeowners.
- The second article on landscaping Chris Burns wrote for the newsletter
- Article about the racoon. Jeff Klopotic will write a blurb.

**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. Jim Foley reported he, Chris Burns, Tom Schmidt, and Chuck Sudderth had met with Sector Security and provided them some drawings to help with design. Jim Foley and Chris Burns had started looking at other gates in the area and will come up with gate options.

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 he is continuing to work with the insurance company on the damage caused by the Santa Clara County Fire Department.

Michael Toback was absent so there was no update on the trademark for the Vineyards of Saratoga.

Opening the pools and clubhouse was discussed. The Board will open the pools and clubhouses when the state opens. Jeff Klopotic motioned to just post a notice saying the pools and clubhouse are open. The

motion was not seconded. The Board decided to open the pools and have people follow current state and local guidelines regarding wearing masks and/or social distancing.

SB-9 was discussed. Jim Foley briefly discussed supporting an organization that is fighting SB-9. He will bring this up again at the next Board meeting.

Jim Foley briefed the Board on an issue with the main backflows at the Vineyards. He will be meeting with Backflow Prevention Specialists and San Jose Water on Friday June 10<sup>th</sup>.

A notice from PG&E about accounts being switched over to a time of usage plan was discussed. The change will be automatic unless there is a specific request to stay with the current plan. The Board decided to allow the change to proceed.

**ITEM VIII - Adjournment**

The Board Meeting was adjourned at 8:30 PM. The next meeting of the Board of Directors is scheduled for July 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.

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Vineyards of Saratoga Homeowners Assoc.

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Date