

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 8, 2021**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Kathrine Weiss	Homeowner
Tony Fisher	Homeowner
Carlyon Carter	Homeowner
Lois Shultz	Homeowner
Pam Nomura	Homeowner

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

ITEM II – Open Forum

Kathrine Weiss asked about issues with people not breaking down boxes and using the recycling improperly. She also reported the sign at the enclosure closest to her was taken down. Jim Foley reported there are new signs that will be put up and asked her to report issues with boxes or other types of improper use of the garbage areas to the Association Manager.

Kathrine Weiss reported there are several fences that need repair. Jim Foley informed the members the Board is already has a list of fences that need repair.

Tony Fisher suggested having a system that uses camera to alert a security company instead of installing a gate. Jim Foley explained that use of a private security firm had been looked at and was found to be too expensive.

Pam Nomura asked about having bushes along Saratoga Ave trimmed. Chris Burns will have the landscaper take care of it.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from June 10th Board of Directors regular Board Meeting. Laurel Smith motioned to approve the meeting minutes. Chuck Sudderth seconded and the motion 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 June 30, 2021.

Delinquencies were discussed.

B. Security

- Jeff Klopotic reported that he had received a report about a car that was broken into at Vineyards during the last month.
- Jeff Klopotic reported his wife had personally witnessed two robberies over the last month.
- Jim Foley reported that Tom Schmidt is still working getting additional security cameras installed.

C. Maintenance

- Jeff Klopotic reported a number of lights out in his area. The Association Manager asked Jeff to send him the numbers on the lights. Michael Toback reported that light 03D5 is out.
- Jim Foley updated the Board, and members present, on the current sew repair project that is happening.
- Jim Foley reported the water company found that one of their valves going into the Vineyards had failed. The valve has been replaced. The Back Flow Prevention Specialists will be on site next week to balance and certify the back flows.
- Jim Foley asked the Association Manager to contact the Green Team to swap out all the dumpsters.

D. Landscaping

- Chris Burns reported deep tree watering is underway and will be completed next week.

E. Newsletter

- Reminder to report problems with security or trash, take a picture, and report it to CMS.
- The third article on landscaping Chris Burns wrote for the newsletter

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 presented several gate designs. Michael Toback made a motion to send the gate design with a double swing, spiked, gate to the gate vendor to send to his designer. Laurel Smith seconded, and the motion passed unanimously.

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

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 let the Board know there should be an update on the patent by the next meeting.

Gutter cleaning proposals were reviewed. Laurel Smith motioned to approve the proposal from Commercial Gutter. Michael Toback seconded, and the motion passed unanimously.

SB-9 Jim Foley informed the Board know he has not received any further updates on this bill.

ITEM VIII - Adjournment

The Board Meeting was adjourned at 8:08 PM. The next meeting of the Board of Directors is scheduled for August 12th, 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