

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 12, 2021

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Pam Nomura	Homeowner
Lois Schultz	Homeowner
Tony Fisher	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:05 PM the Vineyards of Saratoga Clubhouse

ITEM II – Open Forum

Tony Fisher asked if the Vineyards is complying with the Santa Clara County Water restrictions. Jim Foley reported that the HOA is in compliance.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from July 8th Board of Directors regular Board Meeting and July 31st, Special Board of Directors meeting. Laurel Smith motioned to approve the meeting minutes. Gloria seconded and the motion passed unanimously.

ITEM IV - Committee Reports

- A. Financial Report

Gloria 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 July 31, 2021.

Delinquencies were discussed.

- B. Security

- Tom Schmidt reported the camera covering dumpster #3 is no longer active.
- Tom Schmidt reported he has been working on the fob access site and it is working well. Updating the system so it includes the unit number and possibly name associated with the fob.

- C. Maintenance

- Michael Toback updated the Board on the status of his garage door which needs to be replaced. The replacement will take months, but the springs and rollers have been repaired so the garage door is working.
- Laurel Smith recommended that everyone make sure they lubricate their garage doors.
- Jim Foley let the Board know the sewer project was complete.

- D. Landscaping

- Chris Burns reported Kevin Allen will have the annual tree maintenance proposal ready for the September meeting.

- E. Newsletter

- Notice about leaving a note on the dashboard if you have a guest staying overnight
- Reminder that smoking is not allowed at the Vineyards
- Reminder that no dogs are permitted in the pool areas.

- If you read the newsletter, please contact grapevine@vineyardsofsaratoga.com to let us know. The HOA spends a lot of money on sending out newsletters. People who respond will be entered in a drawing for a free clubhouse rental. The security deposit will still be

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 the vendor is working on the designs

A new tax notice was received. Jeffrey Klopotic volunteer to volunteered to research the issue with the County to get the bills rescinded. Gloria Felcyn recommended paying the taxes. This will be discussed further at the next meeting.

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

Michael Toback met with a representative from ChargePoint about installing EV charging stations at the Vineyards. The next step would be for the HOA to contact PG&E and upgrade or install a circuit and conduit. There is also a requirement ADA compliance which would require the loss of a parking space in the area.

Michael Toback let the Board know there still was no update on the Vineyards trademark.

Jim Foley brought up supporting an organization fighting against SB9 & 10. The cost to support the organization would \$165. Gloria Felcyn motioned to support the organization. Tom Schmidt second and the motion passed

Jim Foley updated the Board on issues with the backflows. The issues are not completely resolved but the Backflow Prevention Specialists are still working on the remaining minor issues.

Updating the operating rules was discussed. Laurel Smith made a motion to create a temporary committee to review and provide possible updates to the operating rules. The committee will be chaired by Laurel Smith and include homeowners Pam Nomura and Chris Burns. Tom seconded and passed.

Jim Foley reported he had met with a company about drilling a water well at the Vineyards. The well would be for irrigation use and not potable water. There was a brief discussion on membership easement to exclusive use common area. The matter was deferred until the next meeting.

Michael Toback motioned to defer the hearings scheduled for August 12, 2021, until the September meeting. Chuck Sudderth seconded and the motioned passed. The Board asked the Association Manager to send out notices and ensure the virtual meeting information was included with the notices.

ITEM VIII - Adjournment

The Board Meeting was adjourned at 8:33 PM. The next meeting of the Board of Directors is scheduled for September 9th, 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