

The Vineyards of Saratoga Homeowners Association
Special Board of Directors Meeting
September 18, 2021 Minutes

BOARD MEMBERS PRESENT

Jim Foley	President
Michael Toback	Vice-President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Jeff Klopotic	Director
Tom Schmidt	Director
Chuck Sudderth	Director

OTHER MEMBERS PRESENT

Chris Burns
Pam Nomura
Gia Biagi
Bill Pope
Katherine Weiss

Jim Foley called the meeting to order at 9:30 AM on the Clubhouse deck for a short discussion of a time-sensitive concern requiring a decision by the Board.

The Commercial Tree service proposal requires a response before the October meeting. The original proposal was for over \$50K. Chris Burns, Landscape Committee chair, explained how much of the planned work is overdue. She said that she worked out adjustments with Kevin at Commercial to lower the price to \$34K. Laurel Smith moved and Tom Schmidt second the motion to have CMA proceed with the ordering the work. After discussion the motion passed unanimously.

No matters were brought up in the Open Forum.

Laurel Smith led the discussion of Draft #7 of The Vineyards 2021 Operating Rules. Chris Burns, Pam Nomura and she had worked on the draft to make it as clear, readable, and unambiguous as possible. "Shall" changed to "must" in most cases and "always changed to "at all times" were two examples.

The fourth paragraph in the Introduction prompted many comments from the Board and other HOA members regarding the use of Nextdoor. Since Nextdoor messages are not kept private within The Vineyards, when Vineyards' Residents post items, they need to know that they are readable by other neighborhoods. Michael Toback has been in touch with Nextdoor and will be able to set up a way for The Vineyards Owners as a group and Residents as a group to communicate with each other within those groups. He will report his findings. Jim Foley will discuss this with James Hillman, The Vineyards attorney.

Michael Toback will send Laurel Smith the revision suggestion for the last paragraph of the Introduction.

Discussion ensued about the added sentence to 1.1 under 1.0 Use of Common Areas and Properties. Jeff Klopotic cited CC&R 4.05 regarding easements and said that he believes it would allow a person to enter a neighbor's exclusive use area any time, rather than by invitation only. Jim Foley will discuss this with James Hillman.

12.4 Currently, solicitation is prohibited and noticed at the front of the property. Jeff Klopotic disagreed with this rule and said it contradicts with Cal. Civ. Code. 4515. Jim Foley will discuss it with James Hillman.

Laurel Smith recorded suggestions for the next Operating Rules draft.

For information only: Jim Foley referred to SB 9 and SB10 that were yesterday signed into law and will go into effect January 1. He distributed a copy of a one-page document that describes the current 3 categories of The Vineyards properties: Units, Common Area, and Exclusive Use Areas and recommendations for amendments to our OR's and CC&Rs that hopefully would deter developers/owners from attempting to divide up Vineyards units. More discussion will follow at Board meetings.

Jim Foley adjourned the meeting at 11:16 AM.

The next Vineyards Board meeting will be October 14, 2021 at 7:00 PM a Virtual meeting.

Respectfully submitted, Laurel Smith, Secretary