

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 14, 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
Bill Pope	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:02 PM the Vineyards of Saratoga Clubhouse

ITEM II – Open Forum

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from September 9th and September 18th Board of Directors Meetings. Jeff Klopotic noted the break in was in Campbell instead of San Jose and his name was spelled incorrectly in two places in the September 18th minutes. The Association Manager made the corrections. Laurel Smith motioned to approve the regular and executive session meeting minutes for September 9th. Gloria Felcyn seconded, and the motion passed unanimously. Gloria Felcyn motioned to approve the special meeting minutes for September 18th as amended. Laurel Smith seconded and the motion passed six to one with Jeff Klopotic voting against approval.

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 September 30, 2021

Delinquencies were discussed.

B. Security

- Tom Schmidt reported they are still work on getting camera covering dumpster #3 back online.
- Tom Schmidt reported the new access to the fob system is working well. He is working on updating it with names, so reports are easier to read
- Jeff Klopotic reported the solar light over his garage was working but not well. Tom Schmidt is going to check it out and see if Homeworx can do something about it.

C. Maintenance

- Jim Foley reported several pathways were having worked done. The initial, urgent matter was caused by a tree root that had jammed someone's front door.

D. Landscaping

- Chris Burns reported deep tree watering would take place October 18th – 20th
- Chris Burns reported tules would be removed from the Koi Pond on October 22nd.
- Chris Burns reported annual tree trimming would take place October 26th – November 12th.
- Jeff Klopotic asked about a new tree in the 200s area where seasonal flowers used to be planted. Chris Burns will look into this.

E. Newsletter

- Chris Burns let the Board know she had sent the Manager an article about forks missing from the clubhouse
- Reminder about picking up after your dogs
- Reminder about not leaving food out
- Reminder about picking up mail and packages in a timely manner.

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

There was no update on the gate installation. Jim Foley reported he has been in touch with Sector Security and is waiting for details on the gate design

The property tax notices were discussed. Jeffrey Klopotic has made further progress on having remaining tax bills zeroed out

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

Michael Toback reported he had nothing further at this on the EV charging station. The Association Manager reported he has not heard back from PG&E and would be following up with them.

Michael Toback reported the original trademark request had been abandoned. This was expected. The latest update on the new application, general notice, had said an attorney would be reviewing the application.

Laurel Smith reported the committee created to update the operating rules had come up with an updated draft. She recommended the Board hold a special meeting just to discuss the updated rules. She will send out the draft to the Board for review then a meeting could be setup.

Jim Foley reported he is waiting for further details on the well.

Jim Foley explained that the cost for the gate and well will be over 10% of the budget so the cost would have to be approved by the HOA members. Jim Foley will work on a draft ballot to send out for approval.

The water study is still a work in progress.

A Board ethics document was discussed. Jim Foley recommended forming a committee to explore adding a code of ethics to the Bylaw. He further suggested that Michael Toback, Laurel Smith, and Gloria comprised the committee. Everyone agreed to this. The Association Manager reported that to officially create a committee this should be placed on the agenda for the next meeting.

Jim Foley briefed the Board on SB 326. He explained further research was needed and proposals should be obtained.

ITEM VIII – Hearings

A hearing for illegal by 19105 was held. Bill Pope was present for the hearing. He explained he and his tenants do not know the person addressed on the box was not his tenant or anyone they know.

A hearing for illegal dumping by 19236 was held. Charles Sudderth noted the date on the notice was incorrect. The hearing will be rescheduled for the November meeting

A hearing for illegal dumping by 19412 was held. There was no one present for the hearing.

ITEM VIII - Adjournment

The Board Meeting was adjourned at 8:26 PM. The next meeting of the Board of Directors is scheduled for November 11th, 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