

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 2022

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
Bill Pope	Homeowner
Tony Fisher	Homeowner

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

ITEM II – Open Forum

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the December 21, 2021 Special Board Meeting, December 9, 2021 Board of Directors, and December 9, 2021 Executive Session meeting minutes. The Association Manager reported that he found that the location was listed as the clubhouse instead of GoToMeeting. Laurel Smith motioned to approve all three of the of minutes as edited and give the Association Manager the authority to review and change the location of meeting minutes for previously approved minutes as needed. The motion was seconded and passed unanimously.

ITEM IV - Committee Reports

Michael Toback motioned to remove Jeff Klopotic from the security committee. Laurel Smith seconded, and the motion passed six to one with Jeff Klopotic voting against.

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 December 31, 2021. Gloria Felcyn briefed the Board and members on the December financials.

Delinquencies were discussed

The draft 3 of the 2022 – 2023 budget was discussed. The budget would increase the monthly assessment from \$530 to \$550. Laurel Smith motioned to approve draft 3 of the budget. Tom Schmidt seconded, and the motion passed unanimously.

B. Security

- Tom Schmidt reported he met with Homeworx about redeploying a couple of solar lights. They have not been put in yet but will be soon.
- Chuck Sudderth reported that the catalytic converter was stolen from his Honda Accord while parked at the Vineyards back in Thanksgiving.
- Chuck Sudderth reported his wife had her vehicle broken into at a shopping center in Saratoga earlier in December.

C. Maintenance

- Tom Schmidt reported the garbage enclosures are still being worked on.
- Tom Schmidt reported he and Jim Foley are working on a list of trip hazards

D. Landscaping

- Nothing reported

E. Newsletter

- When contacting the Association Manager or Board of Directors please make sure to include your address and phone number
- Reminder about the annual election
- Section about the new NextDoor groups
- Reminder to not leave things in vehicles
- Reminder to file a police report if there is a crime. Contact number for Sheriff dispatch

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

The pending solar panel installation request was discussed. The committee formed to handle solar panels requests will review the covenant and get back to the Association Manager

A new law related to sending notifications about delinquent accounts was discussed. The Association Manager recommended that the HOA confer with an attorney before sending any notices about delinquent accounts. The item will remain on the agenda to be monitored.

Jim Foley has not spoken with Don with Sector Security about the gate installation yet. He will before the next meeting.

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

Michael Toback reported he had nothing new at this on the EV charging station.

Michael Toback reported the trademark will be published for review

The updated draft for the Operating Rules was tabled

The Board of Director Code of Conduct draft review was tabled

Jim Foley reported the backflow issue has been fixed.

Jim Foley brought up a zoning plan the City of Saratoga is considering which would put a 600-unit project up near the Vineyards instead of other locations available in Saratoga.

Michael Toback brought up a report that Jeff Klopotic’s candidacy statement had been omitted from the election packet. Gloria Felcyn stated Jeff Klopotic was on a thread in which she had submitted her candidacy statement. The Association Manager reported that Deanna Libert had sent him an email about submitting his candidacy statement on December 28th. Jeff Klopotic went through his email and acknowledged receipt of those emails.

Michael Toback made a motion to censure of Jeff Klopotic for posting the meeting agenda on Next Door. Laurel Smith seconded and the motion passed six to one with Jeff voting against.

ITEM VIII – Prior Meeting Executive Session Summary

During an Emergency Executive Session meeting on the November 4th legal matters were discussed. During the Executive Session meeting on November 11th three improper recycling hearings were deliberated on.

ITEM IX – Adjournment

The Board Meeting was adjourned at 8:43 PM. The next meeting of the Board of Directors is scheduled for February 10, 2022. 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