

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 10, 2022**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
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**

Nothing reported

**ITEM III – Review and Approval of the Minutes**

- A. The Board reviewed the January 13th, 2022 Board of Directors meeting, January 13th, 2022 Special Board of Directors Meeting January 13th, 2022 Special Executive Session Board of Directors Meeting, and February 10, 2022 Board of Directors Meeting minutes. Laurel Smith motioned to approve all four of the of minutes as. Gloria Felcyn seconded, and the motion passed unanimously.
- B. The Board of Director reviewed the 2021 Annual Meeting minutes. Laurel Smith motioned to approve the of minutes as submitted. Tom Schmidt seconded, and the motion passed unanimously.

**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 February 28, 2022. Gloria Felcyn briefed the Board and members on the February financials.

Delinquencies were discussed. The Board asked the Association Manager to get something about the new law regarding notifying people about delinquencies from someone other than the document provided by Allied.

B. Security

- Tom Schmidt brought up changing the parking sticker / occupancy form. Jim Foley stated he has the original and they can work together make changes to bring to the next meeting.
- Tom Schmidt reported there had been an incident where some individuals appear to have been casing the parking.
- Some of the security lights had been moved to provide better security for dumpster #3.

C. Maintenance

- Tom Schmidt he is working with Homeworx on fence repairs. Some repairs have been completed and proposals will be submitted for repairs that have not been completed
- Tom Schmidt the lighting around the 400s is now partially working. Further repairs are still needed though.
- Tom Schmidt reported that the backflows are repairs and water flow is working properly.

- D. Landscaping
- A proposal for spring tree and bush pruning was reviewed by the Board. Gloria Felcyn motion to approve the proposal. Mike Toback seconded, and the motion passed unanimously.
- E. Newsletter
- Pam Nomura volunteered to start doing the newsletter. The Association Manager will send her both Word and Publisher and continue published the newsletter until she is ready to take over.
  - Publishing the newsletter in more than one language was briefly discussed. No actions were taken.
  - Reminder to review annex C of the CC&Rs
  - How to join the new Vineyards Nextdoor sites
  - The Board will be sending out updated Operating Rules for review.
  - Reminder that the spring dumpsters will be on site in May

#### **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. The Board asked the Association Manager to contact the owner of 19908 and have the solar covenant redone without the draft on the document.  
A request from Santa Clara County to use the clubhouse as a voting center for the upcoming election was reviewed and discussed. The Board asked the Association Manager to decline the request.

#### **ITEM VII – Other Business**

A new document request from Fae Mae was discussed. The Board is not inclined to answer any of the questions at this time.

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

Michael Toback is continuing to work on getting electric charging stations, but it is a low priority.

Michael Toback reported the trademark is still posted for review. Review should be completed by the next meeting.

Jim Foley is still working on the reimbursement for damage to the fire lane.

SB 326 was briefly discussed.

Upgrading the lighting above the table games in the clubhouse was discussed. The Board asked Tom Schmidt to explore options for the upgrade.

The draft drawing of the new security gate was reviewed. Some changes to the top of the gate were discussed. Changing the VS in the middle of the gate needs to be changed to a V, adding spikes to the top of gate, enlarging the grapes at the top of the gate will all be discussed with the vendor.

The updated draft for the Operating Rules was discussed. Laurel Smith made a motion to approve the updated operating rules to be sent out for review. The motion was seconded and passed unanimously.

The Board of Director Code of Conduct draft was reviewed. Gloria Felcyn motioned to adopt the draft. Pam Nomura seconded the motion and it passed unanimously.

#### **ITEM VIII – Hearings**

A hearing on not providing a copy of a lease was held. The Association Manager notified the Board the lease had been received and was misfiled. The Board considers the matter closed.

A hearing about illegal parking behind the garage of unit 19115 was held. The homeowner was not present. Michael Toback briefed the Board on the situation.

**ITEM VIII – Prior Meeting Executive Session Summary**

There was no executive session meeting in February.

**ITEM IX – Adjournment**

The Board Meeting was adjourned at 8:43 PM. The next meeting of the Board of Directors is scheduled for April 14, 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.

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Vineyards of Saratoga Homeowners Assoc.

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Date