

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 14, 2022

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Jeanne Bates	Homeowner
Allen Bates	Jeanne Bates' Husband

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

Jeanne Bates introduced herself and her husband to the Board and members present.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the March 10th, 2022 Board of Directors meeting and March 10th, 2022 Executive Session Board of Directors Meeting minutes. Michael Toback motioned to approve both of minutes as submitted. Laurel Smith seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

- A. Financial Report
Michael Toback 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 March 31, 2022.
- Delinquencies were discussed.
- B. Security
- Jim Foley reported that new lights have been installed above the ping pong and pool table in the clubhouse. It greatly increased the brightness over the tables.
 - Tom Schmidt briefed the Board on a new camera that was installed to cover garbage enclosure #3.
- C. Maintenance
- Jim Foley and Tom Schmidt have continued working with Homeworx on fence repairs.
 - Jim Foley briefed the Board on a proposal from New Pipes for \$7,700 to clean a lateral and replace a section of pipe. Michael Toback motioned to approve the proposal. Laurel Smith seconded, and the motion passed unanimously.

D. Landscaping

- Chris Burns presented a proposal from Commercial Tree to remove a Redwood Tree for \$900. Laurel Smith motioned to approve the proposal. Charles Sudderth seconded, and the motion passed unanimously.
- Chris Burns let the Board and members present know there is another Redwood Tree that is not in good health. Kevin Allen with Commercial Tree recommended contacting another arborist who specializes in Redwood Trees. The Association Manager asked Chris Burns to provide him with this vendor's information to ensure they put into the system so payment can be made without delays.

E. Newsletter

- Reminder to look at your bill on a regular basis.
- Chris asked to have the two articles she had put in the newsletter could be taken out
- Reminder about the dumpsters coming in May.
- Cameras and lighting added for security
- Add section about not leaving oil, or anti-freeze at the dumpsters

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

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

Michael Toback asked to have the electric charging stations off the agenda.

Michael Toback reported the trademark was approved. This item can now be taken off the agenda.

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

Jim Foley brought up heating the pools.

Jim Foley and Tom Schmidt reported they have made progress on the water study, but it is not completed.

SB 326 was not discussed

Jim Foley reported he sent the discussions about the gate made at the last meeting to the vendor but has not heard back from them. He will follow up before the next meeting.

The updated draft for the Operating Rules was discussed. Some minor changes to the document were reviewed. The Association Manager let the Board know that he was advised that if changes were made to the copy that was sent out an updated copy would need to be sent out. The Board decided that the changes were not significant enough to warrant sending out an updated version.

An updated CMS contract was reviewed. Pam Nomura motioned to approve the contract. Laurel Smith seconded, and the motion passed unanimously.

ITEM VIII – Hearings

A hearing improper dumping by tenants of 19116 was held. Tom Schmidt briefed the Board on what he found at the dumpster enclosure. The homeowner stated she had discussed the situation with her tenants, and they were sorry for their mistake.

ITEM VIII – Prior Meeting Executive Session Summary

The March executive session meeting covered two hearings and legal matters.

ITEM IX – Adjournment

The Board Meeting was adjourned at 8:23 PM. The next meeting of the Board of Directors is scheduled for May 12, 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