

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 12, 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.
Jeff Klopotic	Homeowner
Chris Burns	Homeowner
Carolyn Carter	Homeowner

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:03 PM via GoToMeeting

**ITEM II – Open Forum**

Jeff Klopotic brought up exclusive use common area.

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

- A. The Board reviewed the April 14th, 2022 Board of Directors meeting, April 14th, 2022 Executive Session Board of Directors Meeting, April 20th, 2022 Special Executive Session Board of Directors Meeting minutes. The Association Manager reported he noticed Chris Burns was not on the minutes for the regular meeting on April 14<sup>th</sup>. He added her to the minutes. Laurel Smith motioned to approve the April 14<sup>th</sup> minutes as amended and the April 14th, 2022 Executive Session Board of Directors Meeting, April 20th, 2022 Special Executive Session Board of Directors Meeting minutes as submitted. Gloria Felcyn seconded, and the motion passed unanimously.

**ITEM IV - Committee Reports**

A. Financial Report

Gloria Felcyn reported the financial committee had not been able to review the April financials and asked to table them until the next meeting. The Board agreed to table the April financials.

Delinquencies were discussed.

B. Security

- Tom Schmidt reported there had been a break-in since the last meeting. He had worked with the SCC Sheriff Department and See Clear to provide video of the vehicle involved.
- Tom Schmidt briefed the Board on a proposal from See Clear to upgrade the security cameras. Laurel Smith motioned to approve the proposal. Gloria seconded, and it passed unanimously.

C. Maintenance

- Jim Foley and Tom Schmidt approved several fence repairs proposals since the last meeting and repairs are underway.
- Jim Foley briefed the Board on an issue with the patio at 19302. ACS is doing an exploratory investigation starting Monday April 16<sup>th</sup>.
- Tom Schmidt motioned to amend the agenda to include discussion about termite reports for 19407 and 19408. Pam Nomura seconded, and the motion passed unanimously.
- The termite reports were reviewed. The Board asked the Association Manager to tell the homeowners to spray the areas with Raid

D. Landscaping

- Chris Burns briefed the Board on a conversation she had with an arborist about a redwood tree that is dying in the community. The arborist she is no longer in the area and referred her to a couple other arborists he thinks might be able to help

E. Newsletter

- Article about termites. Jim Foley will send an article he wrote about termites
- Reminder not to leave things visible in vehicles
- Reminder that visitors should have a note on their dashboard that includes the unit number who they are visiting and their sticker number

**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 reported the lighting/electrical upgrade is on hold.

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

Jim Foley and Tom Schmidt reported they have reviewed several years of water bills. The analysis shows that the water bills have been consistent over the years. They reported they are still going to take a closer look at the number of gallons consumed. They had concentrated on looking at the cost.

SB 326 was not discussed

Jim Foley briefed the Board on a meeting he and some of the other Board members had about the gate. Jim Foley will contact the vendor and have him proceed with additional drawing and plans for how the mechanism will be hidden.

The updated draft for the operating rules was discussed. One homeowner submitted comments on the draft of the operating rules. The Board acknowledged they have reviewed comments received on the update to the operating rules. Laurel Smith motioned to adopt the updated Operating Rules. Michael Toback seconded, and the motion passed unanimously.

The Association Manager briefed the Board on new changes to HOA election law that affect how elections are handled. Moving forward HOAs will have to opt in or out of having their election by acclamation

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

The April executive session meeting covered one hearing and legal matters.

**ITEM IX – Adjournment**

Laurel Smith motioned to adjourned to executive session at 8:06 PM. Gloria seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for June 2, 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