

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 2022

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President (Absent)
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

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

Gloria Felcyn asked why the well project is not on the agenda. The Association Manager said he would put it on the next agenda and those

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the May 12th, 2022 Board of Directors and May 12th, 2022 Executive Session Board of Directors Meetings. Gloria motioned to approve the May 12th minutes and the May 12th, 2022 Executive Session Board of Directors Meeting minutes as submitted. Laurel Smith seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

A. Financial Report

Tom motioned to amend the agenda to include review of the April 2022 financials. Laurel Smith seconded, and the motion passed unanimously.

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 months ending April 30, 2022, and May 31, 2022. Gloria Felcyn briefed the Board and members on the April and May financials.

Delinquencies were discussed.

B. Security

- Tom Schmidt reported that the perpetrator of the vehicle break-in reported at the last meeting had been apprehended largely thanks to the video information provided by the Vineyards
- Tom Schmidt reported the camera upgrades approved at the last meeting had been completed. See Clear has provided him with access to the new system
- The hit and run on a light post was discussed. The Board asked the Association Manager to send a hearing notice to the owners of the unit identified as hitting the light post.

C. Maintenance

- Jim Foley and Tom Schmidt reported fence repairs are continuing.
- Jim Foley reported there is a fountain that does not have power. Homeworx is working on the issue.
- Jim Foley briefed the Board on an issue with the patio at 19302. ACS is going to do further investigation before the concrete is put back in place..

D. Landscaping

- A potential ban on watering “non-functional” lawns was discussed. Watering has been reduced but no action will be taken until the ban is officially implemented.

E. Newsletter

- The Board has upgraded the security cameras. Article about the vehicle burglary in where the Vineyards security cameras helped to get the culprit caught.
- Be a good neighbor and pick up trash left in the wrong place.

ITEM V – Association Manager’s Report

- A. The Board reviewed the work order history for the past 30 days.
- B. When the calendar was discussed. Gloria Felcyn brought up skipping the July meeting. The Board discussed this and decided to skip the July meeting.

ITEM VI – Correspondences

- A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM VII – Other Business

Laurel Smith motioned to add the gutter cleaning proposal that was received after the agenda was posted to the agenda. Gloria Felcyn seconded and the motion passed unanimously.

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. Pam Nomura is working on a spreadsheet of the water expenses to help with the analysis.

Jim Foley let the Board know that the well project was on hold until the vendor is ready to start. He anticipates additional delays for getting pumps installed.

SB 326 was not discussed

Jim Foley is continuing to communicate with the gate vendor.

The 2023 Board of Directors election was discussed. Jim Foley motioned for a traditional election to hire HOA Election Services as the inspector of elections using package three.

The Board asked the Association Manager to add an amendment to the CC&Rs for SB8 9 to the agenda for the next meeting.

The gutter cleaning proposal from Commercial Gutter was reviewed. Laurel Smith motioned to accept the proposal. Gloria Felcyn seconded and the motion passed unanimously.

ITEM VIII – Prior Meeting Executive Session Summary

The May executive session meeting covered possible disciplinary actions for violations of the CC&Rs

ITEM IX – Adjournment

Jim Foley motioned to adjourned to executive session at 8:15 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for August 11, 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