

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 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
Jeffrey Shyh	Homeowner
Tony Fisher	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

Jeffrey Shyh addressed the Board regarding a hearing on improper recycling and used of the garbage scheduled September 8th. He will not be able attend in September. He explained he was not aware of the rules, promised to follow the rules moving forward, and apologized for the violation.

Charles Sudderth asked a hole near in the ground near a tree in the community. Jim Foley reported this is open because there is an issue with irrigation they are working on in the area.

Charles Sudderth brought up a subscription email list the City of Saratoga has. One of the lists is a Sheriff's report for crimes around the City of Saratoga

ITEM III – Review and Approval of the Minutes

- A. Gloria Felcyn made a motion to amend the agenda to include the June 2nd meeting minutes. Laurel Smith seconded and the motion carried unanimously.
- B. The Board reviewed the June 2nd, 2022 Special Board of Directors, June 2nd, 2022 Special Executive Session Board of Directors and June 9th Board of Directors Meetings. Michael Toback stated he had not attended the June 9th meeting. The Association Manager edited the June 9th minutes. Gloria Felcyn motioned to approve the June 2nd minutes and the June 2nd, 2022 Executive Session Board of Directors Meeting minutes as submitted and the June 9th Board meeting minutes as amended. Laurel Smith seconded, and the motion passed unanimously.
- C. Amending the May minutes was discussed. The open forum needs to be amended to state Jeff Klopotic brought up exclusive use common area. Michael Toback motion to approve the amendment to the minutes. The motion was seconded and 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 months ending June 30, 2022, and July 31, 2022. Gloria Felcyn briefed the Board and members on the June and July financials.

Delinquencies were discussed

B. Security

- Tom Schmidt reported there was a package theft and the camera had been able to provide the license plate associated with the theft.
- The Sheriff's email report that Charles Sudderth had brought up earlier was discussed. It was suggested that how to sign up for the list be included in the newsletter.
- Tom Schmidt brought up vehicles without stickers in the community. Pam Nomura suggested posting occupancy forms on vehicles without stickers.

C. Maintenance

- Jim Foley and Tom Schmidt reported they are continuing to work with Homeworx on various repairs.

D. Landscaping

- Chris Burns reported she is expecting to have the proposal for annual tree trimming before the next meeting.

E. Newsletter

- Blurb about the park stickers.
- Be a good neighbor and pick up trash left in the wrong place.
- Charles Sudderth will provide a blurb about the Sheriff's report email list

ITEM V – Association Manager's Report

- A. The Board reviewed the work order history for the past 30 days.
- B. The 2022 calendar was reviewed.

ITEM VI – Correspondences

- A. The Board of Directors reviewed the correspondence from the past 30 days. Michael Toback noted the hearing notice to the owner of 19122 had the wrong date listed. A new notice needs to be sent.

ITEM VII – Other Business

Jim Foley reported the lighting/electrical upgrade is still on hold.

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

Jim Foley state he and Tom Schmidt are still working. 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 is still on hold

SB 326 was not discussed. Jim Foley asked the Association Manager to ask ACS if they handle SB 326

Jim Foley is continuing to communicate with the gate vendor.

The rate increase for Homeworx was discussed.

SB8 9 was discussed. No action will be taken at this time.

A library box / basket was discussed. The Board decided to leave things as they are.

A new pool vendor was discussed. The ad hoc committee that was form will contact the one contractor who provided the requested information and get a contract for review. A special meeting will be held to approve the contract if needed.

ITEM VIII – Prior Meeting Executive Session Summary

The June 2nd special executive session meeting covered a hearing for trespassing on exclusive use common area and a hearing about placing a homeowner status on not in good standing. There was no executive session on June 9th.

ITEM IX – Hearing

A hearing for 19310 about a hit and run where a light post in the common area was knocked over and not reported was held. The homeowner was not present but had submitted an email on the matter to the HOA. The background on the issue and email submitted by the homeowner were discussed.

ITEM X – Adjournment

Pam motioned to adjourned to executive session at 8:14 PM. Tom 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