

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 8, 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 (Absent)

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Jeff Klopotic	Homeowner
Chris Burns	Homeowner
Tony Fisher	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:06 PM via GoToMeeting

ITEM II – Open Forum

Tony Fisher asked for permission petition the City of Saratoga on behalf of The Vineyards of Saratoga HOA to prohibit building over two stories in the pumpkin patch development area. Jim Foley stated he believes this would be premature. And if the HOA was to petition the City of Saratoga it would be a Board action. Tony Fisher offered to share a letter he had sent to the city with the Board for use if they decided to take action.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the August 11th, 2022, Board of Directors minutes. The Association Manager reported he had noticed the section on hearings and adjournment for the August 11th meeting were both listed as IX. He changed the numbering for adjournment to X., Laurel Smith motioned to approve as amended. Tom Schmidt seconded, and the motion passed unanimously. The August 11th, 2022, Executive Session Board of Directors minutes were reviewed. Laurel Smith motioned to approve the minutes as submitted. Tom Schmidt seconded, and the motion passed unanimously. The August 24th Board of Direction Special Meeting minutes were reviewed. Laurel Smith motioned to approve the minutes as submitted. Michael Toback seconded, and the motion passed unanimously. The August 24th Special Meeting Executive Session Board of Directors minutes were reviewed. Laurel Smith motioned to approve the minutes as submitted. Charles Sudderth seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

- A. Financial Report
Tom Schmidt reported to the Board on behalf of the Subcommittee of the Board. The finance committee is going to defer the review of the August financials until the next meeting.
- Delinquencies were discussed
- B. Security
- Tom Schmidt reported there had been one report of illegal dumping since the last meeting. The investigation showed there was no violation.
- C. Maintenance
- Jim Foley reported Homeworx is still working on two faucet repairs. They are still leaking a little but they have not been able to find the shutoff valve so they may shut off the water to the complex to do the repair.

- Jeff Klopotic reported one of the faucets is not properly secured to the building. Jim Foley stated they were aware of that issue as well.

D. Landscaping

- Chris Burns reported starting September 1st there is a new pool and pond maintenance company. The name of the company is Sky Blue Pool Service.
- Chris Burns reported she received a proposal from Commercial Tree for approximately \$69,000. The landscaping committee felt this was too high and asked for a revision. Some of the details of the revised proposal was discussed. A special meeting was tentatively scheduled for September 15th to approve the revised proposal.

E. Newsletter

- No discussion – Newsletter ideas will be emailed to Pam Nomura.

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. In response to the real estate agent who requested a firewall be added to the attic of 19712. The Board instructed the Association Manager to reply with, “The fire separation in the attics was done in accordance with the building codes at the time the building was constructed. There have been no modifications to the building so the addition of a firewall is not needed.” Letters sent to the owner of 19115 regarding illegally adding a shower to the unit were discussed. The Board asked the Association Manager to send a hearing notice to the owner of 19115.

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.

Tom Schmidt reported the water study is still in progress.

Jim Foley let the Board know that the well project is still on hold

Jim Foley reported he, Tom Schmidt and Gloria Felcyn are working on analyzing the PG&E bills. The list of meter numbers that Jim Foley has does not match the meters found on the property. Jim Foley has reached out to some contacts he has with PG&E.

SB 326 was not discussed. The Board will keep an eye on this and act later.

Jim Foley is continuing to communicate with the gate vendor.

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

Commercial Energy was briefly discussed. This item was deferred.

A proposal for a reserve study was discussed. Michael Toback motioned to do a full reservice study with an on-site visit. Laurel Smith seconded, and the motion passed unanimously

ITEM VIII – Prior Meeting Executive Session Summary

The August 11th executive session meeting covered two hearing. One regarding hit and run on a light in the common area and one on improper use of garbage and recycling. During the August 24th executive session meeting handling delinquencies was discussed.

ITEM IX – Adjournment

Jim Foley motioned to adjourn the meeting at 8:23 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for October 13, 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