

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 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
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

Michael Toback reported there are light issues in his area. Chris Burns reported that Homeworx is aware of those lights and the issue is with the circuit so repairs will be difficult. The Board asked the Association Manager to put together a list of lights that are out.

Tony Fisher asked if anyone had any new information about the Pumpkin Patch construction project. No one on the Board had any further information than what has been published in the papers.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the September 8th, and Sept 15th, 2022, Board of Directors minutes. Michael Toback motioned to approve the minutes as submitted. The motion was seconded and 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 the months of August and September 2022.

Delinquencies were discussed

B. Security

- Tom Schmidt reported the cameras are working well. He had one of the semi-annual dumpsters placed so it can be monitored by a camera.

C. Maintenance

- Jim Foley reported units around 19220 had an ant infestation. Winchester Pest had evaluated the issue and the cause is vines and a dead tree on the patio of 19221. The owner had been sent a warning letter, but the work done was not sufficient. The Board asked the Association Manager to send another letter specifically stating the vines and tree must be completely removed and give them 14 days to complete the work.
- Tom Schmidt & Jim Foley reported on a leaking spigot at 19309 they are working with Homeworx on. The water will have to be shut off to repair it.

- D. Landscaping
 - Chris Burns reported the annual tree maintenance will be performed in November and December.
- E. Newsletter
 - Reminder about what is recyclable and what is not.

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.

ITEM VII – Other Business

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

Jim Foley has received a settlement offer from the insurance company. He shared his screen to show the offer. Jim Foley reported a release will need to be signed and notarized. He the Board give him the authority to sign on behalf of the HOA. Laurel Smith motioned to give Jim Foley the authority to sign the release. The motion was seconded and passed unanimously.

Pam Nomura told the Board that she would report on the water study at the next Board meeting.

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

Jim Foley reported that he and Tom Schmidt are going to meet with PG&E about the gas meters as the list PG&E does not match what are on site.

Gloria Felcyn reported she had attended a seminar on SB326, and she did not find it helpful. The matter will continue to be monitored.

The gate installation contract will be discussed in the Executive Session meeting.

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

Commercial Energy was briefly discussed. This item was deferred. The Association Manager will follow up with the vendor again.

ITEM VIII – Prior Meeting Executive Session Summary

There was no executive session in September

ITEM IX - Hear

A hearing for 19122 about not putting the spa cover was not put back in place. Michael Toback briefed the Board on the matter. The homeowner was not present.

A hearing for 19115 about illegally expanding the unit to include a bathroom. The matter was discussed. Jim Foley reported the unit had been restored to its original state and been inspected by a vendor selected by the HOA

ITEM X – Adjournment

Michael Toback motioned to adjourn the meeting at 8:07 PM. Laurel Smith seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for November 10, 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.