

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 10, 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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
Jeff Klopotic	Homeowner
Chris Burns	Homeowner
Tony Fisher	Homeowner
Asli Yuksel	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 asked about a Halloween party. Jim Foley, Chris Burns, and Michael Toback replied that it was not a party. It was just a trick or treating thing organized by several people in the community.

Tony Fisher asked about putting in an article on wood burning in the newsletter. He had emailed it to Jim Foley. Jim will forward it to the Board.

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

- A. The Board reviewed the October 13<sup>th</sup>, 2022, Board of Directors, and Executive Session minutes. Laurel Smith motioned to approve the minutes as submitted. The motion was seconded and passed unanimously. The Board reviewed the minutes for the October 20<sup>th</sup>, 2022, Emergency Executive Session meeting. Tom Schmidt motioned to approve the minutes as submitted. The motion was seconded and passed unanimously.

**ITEM IV - Committee Reports**

- A. Financial Report  
Tom Schmidt reported the review of the October financials has been deferred until next month.
- Delinquencies were discussed
- B. Security
- Tom Schmidt he is working with First Alarm on an issue with the fobs. Jim Foley let the First Alarm people into the clubhouse and discussed the issue with them. Jeff Klopotic asked to be recognized and was. He commented that he believes the upstairs doors should be replace with metal doors
- C. Maintenance
- Jim Foley reported an issue with a gutter at 19432 had been resolved. It appears to have been a fluke incident and the gutters are working properly
  - Jim Foley reported he is meeting with the owner19909 about an issue with her doors opening and closing.
  - Jim Foley reported there was a leak from 19624 going into 19625. The leak has caused damage to both the interior and exterior walls. ACS has been called in to get the issue fixed

- D. Landscaping
  - Chris Burns reported the annual tree maintenance is scheduled to start on November 11<sup>th</sup>, weather permitting
- E. Newsletter
  - Reminder about what is recyclable and what is not.  
The Board asked the Association Manager to see how many people are signed up for electronic communication with the HOA.

**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 – Correspondence**

- 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 reported the insurance claim about damage to the fire lane had been completed and he had received a check. He asked what to do with it. The Association Manager stated it should be delivered to the CMS office.

Pam Nomura briefed the Board on the water report she had prepared.

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

The gate installation and well projects were discussed. Jim Foley had sent a ballot to the Board to get approval from the HOA membership for the gate and well projects for review and approval. Laurel Smith motioned to approve the ballot to be sent to homeowners. The motion was second and passed unanimously.

SB 9 was briefly discussed. No action will be taken.

SB 326 was briefly discussed. No action was taken

A proposal from Commercial Energy was briefly discussed. Jim Foley mentioned there is an issue with the gas meter at the big pool and it may be the reason for the recent large gas bill. Laurel Smith motioned to approve the proposal with option one from Commercial Energy. The motion was seconded and passed with five votes to approve Pam Nomura abstaining from the vote.

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

The Executive Session in October covered two hearings and legal matters

**ITEM IX - Hearing**

A hearing for 19910 about smoking on Vineyard’s property was held. Jim Foley briefed the Board about the incident he reported to the Board on October 20<sup>th</sup>, 2022. It was reported to him by another resident. He spoke with someone at 19910, welcomed them to the Vineyards and talked about the CC&Rs and Operating Rules specifically about the sections that prohibit smoking in the community. Asli Yuksel, the owner of 19910, apologized for the incident. She admitted at the time they had not read through the CC&R or Operating Rules, and she had been told by her agent smoking was allowed on the patio. She told the Board that it had been her mother who had been smoking and she was no longer living on the property so there should be no further issues.

A hearing for 19221 not properly maintaining their patio was held. The homeowner was not present for the hearing. Michael Toback briefed the Board on the violation. Jim Foley provided more detail on the issues with the maintenance of the patio.

**ITEM X – Adjournment**

Laurel Smith motioned to adjourn the meeting at 8:09 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for December 8, 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