

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 8, 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.
Chris Burns	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**

Nothing reported

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

- A. The Board reviewed the November 10<sup>th</sup>, 2022, Board of Directors, and Executive Session minutes. Gloria motioned to approve the minutes as submitted. The motion was seconded and passed unanimously.

**ITEM IV - Committee Reports**

- A. Financial Report
- B. 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 October 31, 2022, and November 30, 2022. Gloria Felcyn briefed the Board and members on the October and November financials.

Delinquencies were discussed

The first draft of the budget has not been reviewed by the finance committee. They will be ready to go over it at the January meeting

A draft of the reserve study was discussed. The Board has not had enough time to review the study. The item was tabled until the January meeting.

- B. Security
- Tom Schmidt reported First Alarm had resolved the issue with the fobs.
  - The Association Manager reported he had received a report from the owner of 19307 that he had the catalytic convert stolen from one of his vehicles.
- C. Maintenance
- Jim Foley reported the issue with 19909 had been resolved
  - Jim Foley reported the issues at 19624 going into 19625 is still being worked on by ACS.
  - Jim Foley reported Homeworx has been working on sealing tri-angle windows

D. Landscaping

- Pam Nomura asked if all irrigation is currently off. Chris Burns is going to check with the landscaper.
- Chris Burns reported the tree trimming is underway. She expects will be completed next week.
- Chris Burns reported the issue with vines at 19221 has been resolved.
- Chris Burns asked the Association Manager about the status of Animal Damage Management taking care of gopher issues that had been reported. The Association Manager reported there had been some confusion on the issue that had been reported but the matter had been resolved. Those issues would be addressed on 12/20.

E. Newsletter

- Reminder about removing Christmas Trees
- Reminder about voting for the security gate and well
- General security reminders about leaving packages out, leaving things in vehicles.
- Reminder about the speed limit and kids playing in the street.

**ITEM V – Association Manager’s Report**

- A. The Board reviewed the work order history for the past 30 days.
- B. The 2023 calendar was reviewed.

**ITEM VI – Correspondence**

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

**ITEM VII – Other Business**

The insurance renewal packet was discussed. Gloria Felcyn reported she is waiting for additional quotes for the insurance and expects to have them in the next day or two. Laurel Smith motioned to authorize the finance committee to approve the insurance renewal. The motion was seconded and passed unanimously.

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

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. The ballot is out to approve the capital improvement

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

SB 326 was briefly discussed. No action was taken

The Association Manager reported he is still waiting for an updated proposal from Commercial Energy

Where to hold Board meetings was discussed. Gloria Felcyn asked about requiring people to be vaccinated and wear a mask. The Association Manager stated he did not think that could be required. The Board asked Michael Toback to check with James Hillman. The Board asked the Association Manager to see what other HOAs are doing for hybrid meetings

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

The Executive Session in October covered two hearings and legal matters

**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