

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 12, 2023

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
Tony Fisher	Homeowner
George Quitter	Resident
Thomas Takashima	Homeowner
Alison Carley	Homeowner
Carole Lunny	Homeowner
Jeffrey Klopotic	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

Tony Fisher asked about plans to check the trees in the community to ensure they are safe. Jim Foley stated the HOA currently has two arborists, Kevin Allen with Commercial Tree, and the City of Saratoga arborist.

George Quitter also asked about the safety of trees. He wanted to know how the Board can call the tree safe even though they have not been evaluated. Jim Foley explained the trees have been examined to the best of the ability of arborists without climbing up the tree. The HOA is working to get an arborist back on site to more closely evaluate the tree.

Thomas Takashima asked about putting caution tape around the tree that had fallen on the clubhouse. Jim Foley said he would put caution tape around the base of the tree.

Jeff Klopotic asked about a meeting notice for a meeting on December 14th. Laurel Smith and Michael Toback stated it was not a notice that had been posted by the Board of Directors.

Jeff Klopotic brought up a new program where metering is now required for all new wells and asked if it has been taken into consideration. Jim Foley explained that the project has not been evaluated yet, but this would be considered during the evaluation process.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the December 8th, 2022, Meeting Minutes. Tom Schmidt motioned to approve the minutes as submitted. The December 8th, 2022, Emergency Executive Session minutes were reviewed. Michael Toback stated there were two bullet point IIIs. The first bullet point was changed to II. Michael Toback motioned to approve the minutes as amended. The motion was seconded and passed unanimously. December 8th, 2022, Executive Session minutes were reviewed. Michael Toback stated there were two bullet point IIIs and the first word in the first sentence should be singular instead of plural. The first bullet point was changed to II and the word was changed to singular. Laurel Smith motioned to approve the minutes as amended. The motion was seconded and passed unanimously. The Board reviewed the December 29th, 2022, Emergency Board of Directors meeting minutes. Michael Toback 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 the month ending December 31, 2022. Gloria Felcyn briefed the Board and members on the December 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 February 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 February meeting.

Laurel Smith motioned that all electronic utilities, insurance and reserve contributions are approved by the Board for the entire of year of 2023 for compliance with of California Civil Code 5502. The motion was seconded the motion and it passed unanimously.

- B. Security
 - Tom Schmidt reported the theft of a HOA wreath had been solved using video cameras. The Sheriff Department got the wreath returned.
- C. Maintenance
 - Jim Foley and Tom Schmidt briefed the Board and members present on the work being done to mitigate the tree branches that had fallen through the clubhouse and unit 19421.
 - Jim Foley reported the issues at 19624 going into 19625 is still being worked on by ACS.
 - The Association Manager reported Homeworx has finished work on sealing tri-angle windows
 - Tom Schmidt reported he and Jim Foley will be working with Homeworx on an electrical issue in one of the garages.
 - Jim Foley reported a leak on the patio of 19209 was causing water to come into the 19209 and 19210 garages. Homeworx will be out on Monday to work on that.
 - Jeff Klopotic asked to be and was recognized. He reported there was water found in garage 53.
- D. Landscaping
 - Chris Burns gave accolades to the vendors who responded to the two tree emergencies.
 - Chris Burns reported a Chinese Elm had been found to be diseased. Kevin Allen recommended that both Chinese Elms in that area be removed. After some resistance from the City of Saratoga the removal had been approved.
- E. Newsletter
 - Reminder about opting out of being on the homeowner's list
 - The Board asked the Association Manager to provide the final results of the vote for the security gate and well to Pam for the newsletter
 - Briefing on the damage to the clubhouse.

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 briefed the Board on what they had done with the insurance. An insurance renewal package had been approved but for a shorter period so additional quotes could be received and reviewed.

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

Tom Schmidt still needs to follow up with Jim Foley on the PG&E bills.

The gate installation and well projects were discussed. Jim Foley notified the Board ,and everyone present that the gate and well projects had been approved by the HOA membership. He will arrange for a special executive session meeting for the Board to discuss the gate contract with Sector Security.

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

SB 326 was briefly discussed. Jim Foley state he believes the HOA should start working on getting a proposal for an inspection.

Where to hold Board meetings was briefly discussed. With the current state of the clubhouse the matter was tabled.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session in December covered legal matters

ITEM IV - Hearing

The hearing for smoking was briefly discussed. The homeowner was not present. The hearing will be discussed further in the Executive Session.

ITEM X – Adjournment

Michael Toback motioned to adjourn the meeting at 8:21 PM. Pam seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for February 9, 2022. The means by which the meeting be held are to be determined and will be posted with the agenda and notices about the meeting.

Vineyards of Saratoga Homeowners Assoc.

Date