

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 9, 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
Carole DiFilippi	Homeowner
Jeffrey Klopotic	Homeowner
Deborah Matheson	Homeowner
Anne Johnson	Homeowner
Fleur Kettman	Homeowner

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 6:32 PM via GoToMeeting. The meeting was continued at 7:38 PM after the annual meeting had adjourned.

**ITEM II – Open Forum**

Nothing reported.

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

- A. The Board reviewed the January 12<sup>th</sup>, 2023 Board of Directors Meeting, January 12<sup>th</sup>, 2023 Executive Session Board of Directors Meeting, and January 26<sup>th</sup>, 2023 Special Executive Session Board of Directors Meeting. Tom Schmidt made a motion to approve the minutes as presented. The motion was seconded and passed unanimously.

**ITEM IV - Committee Reports**

- A. Financial Report  
B. Gloria Felcyn reported the financials for January 31, 2023, would be reviewed in March.

Delinquencies were discussed.

The Board reviewed and discussed the fourth draft of the 2023-2024 budget. Michael Toback motioned to approve draft fourth of the budget. Jim Foley seconded, and the motion passed unanimously.

A draft of the reserve study was discussed. Laurel Smith motioned to approve the reserve study. The motion was seconded and passed unanimously.

- B. Security  
Nothing reported.
- C. Maintenance
- Nothing reported.

D. Landscaping

- Jim Foley presented a proposal for annual tree maintenance from Commercial Tree. Jim Foley will approve the proposal.

E. Newsletter

- Reminder about opting out of being on the homeowner's list.
- Blub about repairs on the club house.
- Inform the membership that the Board is aware of damage to sections of the walkways and will have them repaired.

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

- A. Nothing reported.

**ITEM VII – Other Business**

Appointment of officers was discussed. Michael Toback made a motion to leave all officers as is. The motion was seconded and passed unanimously.

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

The Executive Session in January covered legal matters.

**ITEM X – Adjournment**

The meeting was suspended at 6:51 to hold the annual meeting

Michael Toback motioned to adjourn the meeting at 7:44 PM. Pam Nomura seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for March 9, 2023. The means by which the meeting 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