

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 11, 2023**

**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.
Chris Burns	Homeowner
Tony Fisher	Homeowner

**ITEM I - Call to Order** – Vice President Michael Toback called to order the Board of Directors meeting at 7:02 PM.

**ITEM II – Open Forum**

Tony Fisher asked about the plans for trees in the Vineyards moving forward. Michael Toback explained there are no plans for major changes. The HOA has tree maintenance done twice a year.

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

- A. The Board reviewed the April 13<sup>th</sup>, 2023, Board of Directors Meeting April 13<sup>th</sup>, 2023 Executive Session Board of Directors Meeting, and April 24<sup>rd</sup>, 2023 Special Executive Session Board meeting minutes. Laurel Smith motioned to approve April 13<sup>th</sup> regular meeting minutes. Michael Toback seconded, and the motion passed unanimously. Pam Nomura motioned to approve the April 23<sup>rd</sup> Special Executive Session meeting minutes. Tom Schmidt seconded, and the motion passed unanimously. There are changes needed to the April 13<sup>th</sup> Executive Session minutes. The changes will be discussed in the Executive Session meeting.

**ITEM IV - Committee Reports**

- A. Financial Report  
The Board reviewed the 2022 Fiscal Year closing 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 month ending April 30, 2023. Michael Toback briefed the Board and members on the financials.
- Delinquencies were discussed.
- B. Security  
Tom Schmidt reported there was a break-in in mid-April. Tom Schmidt was able to identify the license plate of the vehicle involved and reported it to the SCCSD.
- C. Maintenance
- Tom Schmidt reported that a fountain that had lost power had been repaired.
  - Tom Schmidt reported that he and Jim Foley are working on an in 19418 & 19419 where the upper unit has had leaks that have damaged the lower unit.

- A proposal from Xteria for repairs on 19818 roof was reviewed. Michael Toback motioned to approve the proposal. The motion was seconded and passed unanimously.

D. Landscaping

- Chris Burns reported that the landscaping committee had met on Wednesday May 10<sup>th</sup>. She will be meeting with the landscaper on Friday May 12<sup>th</sup>. The landscaping is a little behind on maintenance, but they are catching up.
- Chris Burns presented a proposal from Commercial Tree for additional tree maintenance and removals. Some of the trees will have to be replaced. Michael Toback motioned to approve the proposal. Laurel Smith seconded, and the motion passed unanimously.

E. Newsletter

- Let people know the heat in the pools has been turned on.
- Reminder about the dumpsters being on site.
- Reminder that you need to submit an occupancy form to get a sticker for any vehicle parked in the community

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

- Work orders were reviewed.
- The calendar was reviewed. The possibility of the HOA hosting a social event in 2023 was discussed. The Board decided to host a social event on August 5<sup>th</sup>.
- Correspondences were reviewed.

**ITEM VII – Other Business**

- The Association Manager reported that GB Group had dropped the ball on getting a proposal for SB 326 generated. An onsite meeting toward that end is scheduled for Friday June 2<sup>nd</sup>.
- Lighting upgrade. No update on the project
- The installation of a security gate was discussed. Jim Foley reported the Sector Security is working on the plans to submit to the City of Saratoga.
- The water study was briefly discussed.
- The well project was briefly discussed.
- SB9 Poison Pill – No update
- Jim Foley and Chris Burns briefed the Board on several designs for the kitchen counters they were provided by Sheryl Fales. Michael Toback made a motion to go with the Maestro quartzite option. Laurel seconded and the motion passed unanimously.

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

The Executive Session in March covered a request from a homeowner and legal matters.

**ITEM X – Adjournment**

Michael Toback motioned to adjourn the meeting at 8:10 PM. Jim Foley seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for June 8, 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