

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 8, 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
Lois Shultz	Homeowner
Carolyn Carter	Homeowner
Ana Real	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

Lois Shultz reported the pipe in the reflection pond behind her unit has come off again. Jim Foley and Tom Schmidt are aware of the issue. The pond/pool vendor will take care of it.

Carolyn Carter asked for an update on the security gate. Jim Foley reported the vendor is working on designs to submit to the City of Saratoga for approval.

Chuck Sudderth reported that on the north side of the complex people are backing into spaces because rats have damaged some of the vehicles when they were parked front end in. The Board asked the Association Manager to have Winchester Pest move some traps around so there are more in that area.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the May 11th, 2023, Board of Directors Meeting and May 11th, 2023 Executive Session Board of Directors Meeting. Laurel Smith motioned to approve both sets of meeting minutes as submitted. Pam Nomura seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

- A. Financial Report

Tom Schmidt 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 May 31, 2023. Tom Schmidt briefed the Board and members on the financials.

Delinquencies were discussed. The Association Manager reported that Allied now has an option to send official delinquency letters. The Board asked for more information to be discussed at the next meeting. Ana Real spoke with the Board about the reasons she is behind on her dues. She asked to be given until the end of year to get current.

- B. Security
 - Nothing reported
- C. Maintenance
 - Tom Schmidt and Jim Foley reported they are working with ACS on 19418 & 19419.
 - Tom Schmidt reported he has an appointment with SJWD to look at the issues with water flow.
 - Tom Schmidt reported all but one of the pond issues have been resolved.
- D. Landscaping
 - Chris Burns presented deep watering proposals for the year. The cost will be \$6000 per watering. Laurel Smith motioned to approve the proposals. Michael Toback seconded the motion and it passed unanimously.
 - Chris Burns reported that Kevin Allen has recommended trimming the oak trees in the community to prevent more branches from coming down. The total for the proposal is approximately \$15,000. Laurel Smith motioned to approve the proposal. Michael Toback seconded, and the motion passed unanimously.
- E. Newsletter
 - Reminder about putting spa covers back after using the spa.
 - Remind people to review posted pool rules and pool rules in the operating rules.
 - Reminder about speeding
 - Reminder to use separate lanes and not straddle both lanes when exiting the Vineyards.
 - Volunteers to help with a potluck pool party on August 5th.

ITEM V – Association Manager’s Report

- A. Work orders were reviewed.
- B. The calendar was reviewed. The Board asked the Association Manager to update the assessments on the calendar.
- C. Correspondences were reviewed.

ITEM VII – Other Business

- A. Jim Foley briefed the Board on a walkthrough on Friday June 2nd, with GB Group about SB 326. The first proposal that will be sent will be to evaluate potential environmental issues working in the Vineyards. After the evaluation SB Group will provide a proposal to do the SB 326 evaluation.
- B. Lighting upgrade. Michael Toback proposed that in areas there are issues with lighting the HOA has solar lights installed. Michael Toback and Jim Foley have discussed the idea and it seems feasible. Michael Toback will do further research.
- C. The installation of a security gate was discussed. No update since last meeting
- D. The water study was briefly discussed.
- E. The well project was briefly discussed.
- F. SB9 Poison Pill – No update
- G. Clubhouse repairs were briefly discussed.

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 8:45 PM. Laurel Smith seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for July 13, 2023. The meeting will be held at Vineyards clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date