

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 13, 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
William Wang	Homeowner
Sarah Wang	Resident
Nilda Retamoso	Homeowner
Barbara Sturges	Homeowner
Tony Fisher	Homeowner

ITEM I - Call to Order – Vice President Michael Toback called to order the Board of Directors meeting at 7:04 PM.

ITEM II – Open Forum

Nilda Retamoso reported the owner/or resident of 19425 is speeding in the community. The Association Manager will send a warning letter.

Chris Burns reported there are more gophers in the community. The Association Manager will open a work order with ADM.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the June 8th, 2023, Board of Directors Meeting and June 8th, 2023 Executive Session Board of Directors Meeting minutes. Laurel Smith motioned to approve both sets of meeting minutes as submitted. Charles Sudderth 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 not reviewed the June 2023 financials. The June and July financials will be reviewed and reported on at the August meeting.

Delinquencies were discussed. The Association Manager reported he did get additional information about the agreement with Allied to notify homeowners they are delinquent. He neglected to get it into the Board packet for the Board to review and discuss though. He will ensure it is in the next Board packet.

B. Security

Tom Schmidt reported he is monitoring the spa for people not putting the cover back when done with the spa.

C. Maintenance

- Jim Foley reported the concrete path repairs have not started but will soon.
- There are several fence/gate repairs that are pending. Tom Schmidt and Jim Foley will follow up with the Association Manager on these repairs.
- Tom Schmidt reported that there is an issue with fountain #2. The pool company is working on it.

- D. Landscaping
- Chris Burns reported the landscaper is still working on catch up work.
 - Chris Burns reported that the first of two deep watering was completed.
- E. Newsletter
- Reminder about the potluck pool party on August 5th.
 - Reminder about speeding
 - Coyote and mountain lion reminder.
 - Report in active satellite dishes to the Association Manager.

ITEM V – Association Manager’s Report

- A. Work orders were reviewed.
- B. The calendar was reviewed. The Board asked the Association Manager to add the potluck.
- C. Correspondences were reviewed.

ITEM VII – Other Business

- A. The proposals related to SB 326 were discussed. Jim Foley wants to have another meeting with all three of the vendors. The proposals do not have enough detail on the work being done.
- B. Lighting upgrade. Michael Toback is still working on it.
- C. The installation of a security gate was discussed. A work order was issued authorizing Sector Security to proceed with drawing up plans and submitting them to The City of Saratoga.
- D. The water study was briefly discussed.
- E. The well project was briefly discussed. The vendor has asked for water usage for landscaping. Pam Nomura is going to send the information to Jim Foley.
- F. SB9 Poison Pill – No update
- G. Clubhouse repairs were briefly discussed.
- H. Joining CAI-CLAC was discussed. Laurel motioned to join CAI-CLAC. Tom Schmidt seconded, and the motion passed unanimously.
- I. A proposal from repairs of 19419 was discussed. Although the repairs are inside the HOA has stepped in because the upstairs owner has been negligent in getting repairs completed and repairs involve a common area wall. Pam motioned to approve the proposal. Laurel seconded, and the motion passed unanimously. The Board asked the Association Manager to send letters to the owners of 418 and 426 about the repairs the HOA is doing.
- J. A gutter cleaning proposal from Commercial Gutter was reviewed. Michael Toback motioned to approve the proposal. Chuck Sudderth seconded, and the motion passed unanimously.
- K. Jim Foley motioned to amend the agenda to include discussing the approval of the use of reserve funds for litigation. Tom Schmidt seconded, and the motion passed unanimously.
- L. Michael Toback notified the Board and members of that he had been advised by the HOA attorney that approval of using reserve funds for litigation must be approved in an open meeting. Michael Toback motioned to approve the use of reserve funds for litigation. Pam Nomura seconded, and the motion passed unanimously.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session in June was on legal matters and discussion about a delinquent homeowner.

ITEM X – Adjournment

Laurel Smith motioned to adjourn the meeting at 8:10 PM. Chuck Sudderth seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for August 10, 2023. The meeting will be held at Vineyards clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date