

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 10, 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 (absent)

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
William Wang	Homeowner
Sarah Wang	Resident

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

Nothing reported

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the July 13th, 2023, Board of Directors Meeting, July 13th, 2023 Executive Session Board of Directors Meeting, July 27th, 2023 Special Board of Directors Meeting, and July 27th, 2023 Special Executive Session Board of Directors Meeting minutes. The Association Manager and Michael Toback suggested minor corrections for the July 13th minutes. The Association Manager made the corrections. Laurel Smith motioned to approve the July 13th minutes as amended and the other meeting minutes as submitted. Michael Toback seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

A. Financial Report

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 months ending June 30, 2023 and July 31, 2023. Gloria Felcyn briefed the Board and members on the financials.

Delinquencies were discussed.

The Board discussed a new service from Allied Trustee Service. The service is to notify homeowners who are delinquent.

A Notice of Delinquent Assessment for 19630 Vineyard Lane was discussed. Michael Toback motioned to approve the NODA for 19630 Vineyard Lane. Charles Sudderth seconded, and the motion was carried with a vote of five approving and Jim Foley abstaining.

B. Security

Tom Schmidt reported on attempts to get the license plate camera system updated. The Association Manager reported his going to work on getting a new camera maintenance company.

Tom Schmidt reported he is still monitoring the spa to ensure it is covered.

C. Maintenance

- Jim Foley reported the concrete path repairs have been started.
- Tom Schmidt brought up getting the clubhouse AC serviced. Jim Foley suggested having it done after the repairs are completed and the matter was tabled.
- Jim Foley reported there is a flat roof replacement project underway.

- D. Landscaping
 - Laurel Smith reported the landscaping committee has not met in August. They will meet later in the month.
- E. Newsletter
 - Nothing reported

ITEM V – Association Manager’s Report

- A. Work orders were reviewed.
- B. The calendar was reviewed.
- C. Correspondences were reviewed.

ITEM VII – Other Business

- A. Laurel Smith moved to amend the agenda and add approval of an ACS proposal and a reimbursement submitted by Jim Foley. Michael Toback seconded the motion, and it passed unanimously.
- B. Lead and asbestos reports related to SB 326 were discussed. Jim Foley explained that based on the report, the remainder of the complex needs to be tested. He recommended approving a proposal for \$17,265 from All Bay Environment. Tom Schmidt motioned to give Jim Foley the authority to approve the proposal after meeting with the contractor again. Laurel Smith seconded the motion and the motion passed unanimously. Jim Foley briefed the Board on his meeting with Focus Inspection Group about the SB 326 inspection. The inspection that was proposed went far above the requirements set by SB 326. The Association Manager reported he has contacted IQV for a proposal for a SB 326 inspection.
- C. Lighting upgrade. The solar lighting option was discussed.
- D. The installation of a security gate was briefly discussed. No update
- E. The water use study was briefly discussed.
- F. The well project was briefly discussed. The vendor still needs a little further information before he can proceed to the next step. Jim Foley is working to get that information.
- G. SB9 Poison Pill – No update
- H. Clubhouse repairs were briefly discussed.
- I. Joining CAI-CLAC was discussed. Jim Foley wanted to get approval to include \$1.00 per individual unit or 1, \$165 per year, to have a membership for the entire Vineyards. The Board agreed to this change to the membership.
- J. A proposal for repairs of 19419 was discussed. Laurel Smith motioned to approve the proposal for repairs of 19419. Michael Toback seconded, and the motion passed unanimously.
- K. A request for an IDR from the owner of 19117 to discuss the hearing results regarding illegally renting out her unit was discussed.
- L. Two proposals for asphalt sealing were reviewed. Laurel Smith motioned to approve the proposal from Redline Paving. Michael Toback seconded, and the motion passed unanimously.
- M. An expense report for \$31,149.34 from Jim Foley for time spent planning responses to lawsuits filed against the HOA. Michael Toback motioned to approve the expense report. Gloria seconded, and the motion passed with five votes for approval. Jim Foley abstained from the vote.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session in June was on legal matters and a hearing deliberation.

ITEM X – Adjournment

Gloria Felcyn motioned to adjourn the meeting at 8:58 PM. Chuck Sudderth seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for September 14, 2023. The meeting will be held at Vineyards clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date