

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 14, 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
Zhou Zhang (Jaime)	Homeowner
Parisa Babaheidarian	Homeowner
Jeffrey Klopotic	Homeowner
Catherine Klopotic	Homeowner
Carole DiFilippi	Homeowner
Nilda Retamoso	Homeowner

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:04 PM.

**ITEM II – Open Forum**

Parisa Heidarian brought up an issue with termites in her unit.

Catherine Klopotic asked about a hearing notice. She was notified that per a request from her husband, Jeffrey Klopotic, the hearing had been postponed until November.

Nilda Retamoso reported she believes there are squirrels in her chimney.

Carole DiFilippi reported she had contacted three chimney companies about cleaning her flue and replacing a cover over her skylight none of them have returned her call. The Association Manager asked her to contact he so he could provide contact information for Homeworx. Homeworx will work directly with homeowners.

Carole DiFilippi reported she believes there is an issue with the level of the gutter across her building. Jim Foley reported he has this on his plate to have the gutter checked and leveled if needed.

Catherine Klopotic asked to ensure the gutters over her garage are properly cleaned as last year the garages in the area had been flooded.

Zhou Zhang (Jaime) reported her vehicle had been towed during the asphalt sealing project and asked about reimbursement. The homeowner reported they transferred the sticker from an old vehicle to their new vehicle.

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

- A. The Board reviewed the August 10<sup>th</sup>, 2023, Board of Directors Meeting, August 10<sup>th</sup>, 2023 Executive Session Board of Directors Meeting, August 24<sup>th</sup>, 2023 Special Board of Directors Meeting, and August 24<sup>th</sup>, 2023 Special Executive Session Board of Directors Meeting minutes. The Association Manager reported he noticed the date for the next meeting on the August 10<sup>th</sup> Executive Session minutes was incorrect and he had changed it. He also recommended tabling the approval of the special meeting minutes until the next meeting so minutes could be further modified. The Board agreed to table the minutes for the special meeting. Laurel Smith motioned to approve the August 10<sup>th</sup> minutes as amended. Pam seconded, and the motion passed unanimously.

#### **ITEM IV - Committee Reports**

A. Financial 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 August 31, 2023. Michael Toback briefed the Board and members on the financials.

Delinquencies were discussed.

B. Security

Tom Schmidt reported things on the security from have been quiet.

C. Maintenance

- Jim Foley reported the concrete path repairs are still in progress.
- The asphalt seal job had been completed.
- Santa Clara Valley Water District has started work on clearing trees in the creek.
- Maintenance on the backflows at the front of the community had been completed.

D. Landscaping

- Chris Burns reported the HOA is continuing to work on various issues with trees in the community. Since the last meeting there was an emergency removal of a pine trees and a Chinese elm branch had fallen and needed to be removed.
- Chris Burns presented four tree related proposals, totaling \$85,330, to the Board. Michael Toback motioned to approve the proposals. Laurel Smith seconded, and the motion passed unanimously.

E. Newsletter

- Paving project summary
- Gutter cleaning
- Clubhouse repairs summary
- Reminder to update registration of vehicles. New vehicles must be registered.
- Reminder about the fall dumpster.

#### **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. A proposal from IQV and WM Structural for a SB 326 inspection was briefly discussed.  
B. Lighting upgrade. Michael Toback briefed the Board on a proposal for solar lighting from Homeworx. Laurel Smith motioned to approve the proposal. Tom Schmidt seconded, and the motion passed unanimously.  
C. The installation of a security gate was briefly discussed. Charles Sudderth reported he had seen someone from Sector Security look at the gate area with the fire department.  
D. The water use study was briefly discussed.  
E. The well project was briefly discussed. Jim Foley is still working to get information.  
F. SB9 Poison Pill – No update  
G. Clubhouse repairs were briefly discussed.  
H. Making changes to the parking rules was briefly discussed. The Board decided not to make changes.  
I. The 2024 election was discussed. The Board decided to go with election by acclamation.  
J. Termites at 19115 was discussed. Jim Foley briefed the Board on his visits to the unit to inspect for termites. He is going to review the latest report and inspect the unit again.  
K. Installation of spark arrestors was discussed. The Board asked the Association Manager to install spark arrestors for 19414 and 19430.

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

The Executive Session in August was on legal matters and discussion about a request for IDR.

**ITEM X – Adjournment**

Jim Foley motioned to adjourn the meeting at 8:37 PM. Laurel Smith seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for October 12, 2023. The meeting will be held at Vineyards clubhouse.

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Vineyards of Saratoga Homeowners Assoc.

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Date