

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 14, 2023

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary (Absent)
Gloria Felcyn	Treasurer
Charles Sudderth	Director (Absent)
Tom Schmidt	Director
Pam Nomura	Director

OTHERS PRESENT

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

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:08 PM.

ITEM II – Open Forum

Tony Fisher asked if anyone heard anything about the pumpkin patch development since the last building commission meeting. Jim Foley said he would talk about it later in the meeting.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the November 9th, 2023 Board of Directors Meeting and November 9th 2023 Executive Session Board of Directors Meeting minutes. Pam Nomura motioned to approve all minutes as submitted. Tom Schmidt 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 month ending November 30, 2023. Gloria Felcyn briefed the Board and members on the financials.

Delinquencies were briefly discussed.

B. Security

- Tom Schmidt reported that the beeping in the camera closet had been stopped and an issue with one of the license plate readers had been resolved.
- There had been a mailbox break-in since the last Board meeting. As usual people who use the mailbox have been told to contact the post office as they own the mailboxes.
- There had been a garage break-in but the person who reported had no idea when the break-in had happened.

C. Maintenance

- Tom Schmidt reported there was an issue with the grate on the drain in spa. Jim Foley reported the pool company is replacing the grate.
- Jim Foley reported the placement of drains near 19123 and 19124 approved in October had been completed.
- The conduit around the 200s is being replaced. While this work was being done an issue with a drain was found and is being addressed.
- Jim Foley reported Homeworx is working on repairing the rear access gate.
- Jim Foley reported a leak had been found in 19401 and Xteria had been issued a work order to fix the issue.

D. Landscaping

- Chris Burns reported the tree trimming is still underway.
- When the landscaping committee last met, they discussed replanting the area along the creek. Some of the plants in consideration are Toyon, California Coffee bush, hollow leaf cherry, and California rose.

E. Newsletter

- Report on Christmas party
- Spa out of commission
- No wood burning article.
- Notice that the election will be in March. The annual meeting will still take place in February as usual.

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. SB 326 inspection was briefly discussed. Jim Foley reported that he and Tom Schmidt are meeting the company testing for asbestos and lead on December 21st to get them started.
- B. Lighting upgrade. Michael Toback briefed the Board and members present on the status of the solar lighting project approved at the October meeting. The lights have been installed and are working but the batteries have not had enough storage to keep the lights running all night. Homeworx and Michael Toback are working to resolve the issue.
- C. The installation of a security gate was briefly discussed. Jim Foley briefed the Board on his meetings with Sector Security and the fire marshal. He believes permitting will take place in January.
- D. The water use study was not discussed.
- E. The well project was briefly discussed. Jim Foley needs to look at the water usage study.
- F. SB9 Poison Pill – No discussion
- G. Jim Foley briefly spoke about termites in the community. He is working on an article on termites.
- H. Jim Foley briefed the Board on an architectural request to install skylights in unit 19203. Michael Toback motioned to approve the request. Pam Nomura seconded the motion and it passed unanimously.
- I. Creation of a committee to update the CC&Rs was discussed. Michael Toback made a motion to create a committee to update the CC&Rs. The committee will be comprised of Michael Toback and Jim Foley. Pam Nomura second, and the motion passed unanimously.
- J. Tom Schmidt made a motion to amend the agenda to include the annual insurance renewal. Pam Namura seconded, and the motion passed unanimously.
- K. The annual insurance renewal was discussed. The Association Manager recommended giving two people the authority to approve the renewal on behalf of the Board. Jim Foley motioned to give the finance committee the authority to review and approve the renewal. Pam Nomura seconded, and the motion passed unanimously.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session in November was on legal matters and hearing deliberation

ITEM IV – Hearings

A hearing for the owner of 19112 illegally charging an electric vehicle in their garage. Jim Foley briefed the Board on what happened. He had noticed the owner charging her vehicle in the garage and told her she could not. The owner was not present for the hearing.

ITEM X – Adjournment

Michael Toback motioned to adjourn the meeting at 8:50 PM. Jim Foley seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for January 11, 2024. The meeting will be held at the Vineyards clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date