

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 11, 2024**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Katherine Weiss	Homeowner
Debora Guilardi	Homeowner
Tony Fisher	Homeowner
Drew Thrall	Homeowner

**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 had an update on what is happening at the pumpkin patch. Jim Foley stated that to his knowledge the development was in limbo still.

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

- A. The Board reviewed the December 14<sup>th</sup>, 2023 Board of Directors Meeting and December 14<sup>th</sup> 2023 Executive Session Board of Directors Meeting minutes. The Association Manager reported he had noticed, and corrected, a mistake in others present on the regular meeting minutes. Jim Foley motioned to approve regular meeting minutes amended and the executive session minutes as submitted. Michael 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 December 31, 2023. Michael Toback and Tom Schmidt briefed the Board and members on the financials.

Delinquencies were briefly discussed.

B. Security

- Tom Schmidt reported the wreath that had been stolen was still in place.
- Tom Schmidt reported brief on a report he had read on the Santa Clara County Sheriff's website on home security.

C. Maintenance

- Tom Schmidt and Jim Foley reported work drain and conduit reported at the last meeting appears to be complete.
- Jim Foley reported that work in 19418 and 19419 is almost complete and the work 19624 and 19625 are completed. The Association Manager will confirm with ACS.

D. Landscaping

- Chris Burns reported the tree trimming had been completed.
- Chris Burns is meeting with landscaper to finalize replacement plant placement along the creek.

E. Newsletter

- Remind homeowners that fountains should be off when it is dark. Report fountains that are running after dark to the Association Manager
- Santa Clara County Sheriff home security report link
- Reminder about annual meeting and election
- Christmas tree disposal. Trees need to be dumped by the composting bins by January 29<sup>th</sup>. Trees six feet and taller must be cut in half.

F. CC&R Committee

- Jim Foley reported he contacted Sharon Pratt about handling the legal review once a draft is completed. Michael Toback reported his still in the process of drafting an update.

**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 asbestos and lead testing was underway.
- B. Lighting upgrade. Michael Toback briefed the Board and members present on the status of the solar lighting project approved at the October meeting. There are still issues with the system. Michael Toback and Homeworx are continuing work on resolving issues.
- 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 the permitting process will start the week of January 15th.
- 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 – This issue will be addressed as part of the CC&R updates. Jim Foley briefed the Board and members present about the SB9 bill.
- G. Jim Foley is still working on a document about termites in the community.
- H. Debora Guilardi briefed the Board and members present on what happened when a sprinkler sprayed her unit. She called in on the issue with the sprinkler on Saturday, but nothing was done until she called on Monday. The Association Manager reported that the message left on Saturday was left in the general mailbox instead of calling the emergency line. When she called the emergency line on Monday the water was quickly shut off. The Board recommended she open a claim with her insurance company.
- I. The CMS 2024 contract was reviewed. Michael Toback motioned to approve the contract. 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 X – Adjournment**

Michael Toback motioned to adjourn the meeting at 8:45 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for February 8, 2024. The meeting will be held at the Vineyards clubhouse.

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Vineyards of Saratoga Homeowners Assoc.

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Date