

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 8, 2024**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Drew Thrall	Homeowner
Caroline Carter	Homeowner
Anne Johnson	Homeowner
Susanne Sauter	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 8:26 PM.

ITEM II – Open Forum

Nothing reported

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the January 11, 2024, Board of Directors Meeting and January 11 2024, 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. Michael Toback motioned to approve regular meeting minutes and the executive session minutes as submitted. Pam Nomura seconded, and the motion passed with Laurel Smith abstaining from the vote.

ITEM IV - Committee Reports

- A. Financial Report
Review of the January 31, 2024 financials will be reviewed at the March meeting.

The 2024-2025 budget was discussed. The finance committee needed more time on the budget. Laurel Smith motioned to give the finance committee the authority to approve the budget with a dues increase not to exceed \$80 on behalf of the Board. If the dues exceed, \$80 a special meeting will be held for the Board to approve the budget. Charles Sudderth seconded, and the motion passed unanimously.

Delinquencies were briefly discussed.

- B. Security
- Nothing reported
- C. Maintenance
- Gutter cleaning was completed.
 - The repairs of concrete and conduit in the 200s were completed.
- D. Landscaping
- Nothing reported.

- E. Newsletter
 - Rodents.
 - New garbage bins.
 - Reminder to register vehicles.
 - Report lights that are out or on all day.

- F. CC&R Committee
 - 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. SB 326 inspection was briefly discussed.
- 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. Michael Toback made a motion to increase the amount allocated by \$2500. Charles Sudderth seconded, and the motion passed unanimously.
- C. The installation of a security gate was briefly discussed.
- 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. Jim Foley is still working on a document about termites in the community.
- G. A meeting with CMS Executives was discussed. The Board asked to meet with the Executives in a special executive session meeting at 6PM prior to the next meeting.
- H. Roof repairs for 114, 115, 116, and 117 were reviewed. Tom Schmidt motioned to approve the proposal. Michael Toback seconded, and the motion passed unanimously.
- I. Jim Foley motioned to amend the agenda to include an architectural change request and gas contract renewal. Pam Nomura seconded, and the motion passed unanimously.
- J. An architectural change request from the owner of 19401 was reviewed and discussed. Michael Toback motioned to approve the proposal with the caveat that the fences match the neighbor’s fence.
- K. The gas contract renewal was discussed. Pam Nomura motioned to give the finance committee the authority to approve the contract on behalf of the Board. Tom Schmidt seconded, and the motion passed unanimously.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session in January was on legal matters.

ITEM X – Adjournment

Michael Toback motioned to adjourn the meeting at 9:10 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for March 14th, 2024. The meeting will be held as a hybrid meeting.

Vineyards of Saratoga Homeowners Assoc.

Date