

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 14, 2024**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Drew Thrall	Homeowner
Deborah A Matheson	Homeowner
Deanna Libert	HOA Election Services
Jeff Klopotic	Homeowner
Katherine Weiss	Homeowner
Charles Sudderth	Guest of the Board
Parisa Babaheidarian	Homeowner
Anne Johnson	Homeowner

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:02 PM.

**ITEM II – Open Forum**

Parisa Babaheidarian asked for some clarification on how the annual assessment was determined. Michael Toback stated the main reason for the increase to the assessment was the cost of insurance which increased from approximately \$30,000 to \$100,000. This year's increase was much higher than usual increases.

Jeff Klopotic read a statement about special assessments that have been placed on his property. He stated that the assessments are illegal and must be removed.

Parisa Babaheidarian asked about regulations for dogs in the community. She stated that many of the dogs she has seen are on extended leashes. She walks her cat and it has made her nervous. Jim Foley stated he believes there is a length of the leash specified in the operating rules.

Tom Schmidt announced he rented his unit and tenants will probably move in next month.

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

- A. The Board reviewed the February 8, 2024, Board of Directors Meeting and February 8 2024, Executive Session Board of Directors Meeting minutes. Michael Toback motioned to approve regular meeting minutes and executive session minutes as submitted. Tom Schmidt seconded, and the motion passed unanimously.

**ITEM IV - Committee Reports**

- A. Financial Report
- B. 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 January 31, 2024 & February 29, 2024. Michael Toback and Tom Schmidt briefed the Board and members on the financials.

Delinquencies were briefly discussed.

C. Security

- Tom Schmidt reported the only item he had for security was related to someone leaving poison out in the common area for animals to eat. Jim Foley let the Board and members present know several members who have agreed to place cameras in the area. Michael Toback suggested the HOA investigate adding more cameras again.

C. Maintenance

- Jim Foley reported he recently inspected the roof at 19547 with Xteria and they had repaired the roof.
- Jim Foley reported he met ACS about several big projects for 19704, 19905, 1908, and 19909.

D. Landscaping

- Chris Burns reported she and Jim Foley met with Santa Clara Country Water District about planting replacement trees for the ones taken out last year. They planted several sycamore trees in the area and will take care of watering them.
- Chris Burns presented three tree care proposals, Insect Soil Drench, Olive fruit treatment, and Spring Blight & Acorn Treat, to the Board. Michael Toback motioned to approve all three proposals. Pam Nomura seconded and the motion passed unanimously.

E. Newsletter

- Animal poison
- Dog leashes

F. CC&R Committee

- Michael Toback is continuing his review of the governing documents & applicable laws.

**ITEM V – Association Manager’s Report**

- A. Work orders were reviewed.
- B. The calendar was reviewed. The Board asked the Association Manager to add insurance renewal in May.
- C. Correspondences were reviewed.

**ITEM VII – Other Business**

- A. Deanna Libert announced the results of the election. Gloria Felcyn, Michael Toback, Pam Nomura, and Laurel Smith were elected to the Board. The annual IRS resolution and 2023 Annual Meeting minutes passed.
- B. An architectural change request to install a chair lift on the common area stairs was reviewed and discussed. Jim Foley recommended approval. Michael Toback motioned to approve the request. Pam Nomura seconded, and the motion passed unanimously.
- C. Lighting upgrade: Michael Toback briefed the Board and members present on the status of the solar lighting project approved at the October meeting. Two new panels were installed. Two new batteries ready to be installed.
- D. The installation of a security gate was briefly discussed. Jim Foley reported the fire department has approved the installation.
- E. The water use study was not discussed.
- F. The well project was briefly discussed. Jim Foley needs to look at the water usage study.
- G. Jim Foley is still working on a document about termites in the community.
- H. Fob replacement cost was discussed. The Board asked the Association Manager to check with First Alarm.
- I. The Association Manager recommended amending the agenda to include the Board meeting with CMS Executives. Michael Toback made a motion to amend the agenda to include discussing the Board meeting with CMS executives. Tom Schmidt seconded, and the motion passed unanimously.
- J. A meeting with CMS Executives was discussed. The Association Manager reported he is still waiting for dates all three executives will be available to meet with the Board.
- K. SB 326 inspection was briefly discussed. Jim Foley briefed the Board and members on new legislation that would change some of the requirements of SB326.

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

The Executive Session in February was on legal matters.

**ITEM IX – Hearing**

A hearing for the owner of 19554 was held about a hit and run incident where a post was knocked down. The homeowner was not present. Charles Sudderth briefed the Board on the incident. He had heard the crash and went and saw the vehicle in question was over the curb and over the area the post stood. The driver briefly surveyed the area then drove away. There was tree work being done in the area and he surmised the driver was backing up to turn around because the road was blocked. Jim Foley told the Board that he has spoken with the driver and witnessed him speeding in the community.

A hearing about a dog off leash was held for the owners 19712. The homeowner was not present. Jim Foley briefed the Board on two separate instances where the owner had a dog off leash in the common area. In both instances the owner was told that dogs must be on leash when in the common areas.

**ITEM X – Adjournment**

Michael Toback motioned to adjourn the meeting at 8:27 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for April 11<sup>th</sup>, 2024. The meeting will be held at the clubhouse.

---

Vineyards of Saratoga Homeowners Assoc.

---

Date