

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 9, 2024

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Tom Schmidt	Director
Pam Nomura	Director
Drew Thrall	Director

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Catherine Klopotic	Homeowner
Anne Johnson	Homeowner
Kathrine Weiss	Homeowner
Tony Fisher	Homeowner
Mike Yaghmai	Son & Legal Representative 19554
Carolyn Carter	Homeowner
Margaret Louise Zimmers	Homeowner
Rita Agratchev	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

Tony Fisher asked who will take the place of Gloria Felcyn. The Board stated they have not determined who will replace her.

Jeff Klopotic reported that posts he made on NextDoor had been blocked by Jim Foley and/or Michael Toback. Michael Toback stated there is a hearing scheduled for this topic later in the meeting.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the April 1, 2024, Special Executive Session Board of Directors Meeting, April 11, 2024 Board of Directors Meeting and April 11, 2024 Executive Session Board of Directors Meeting minutes. Laurel Smith motioned to approve all three sets of minutes as submitted. Pam Nomura 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 April 30, 2024. Michael Toback and Tom Schmidt briefed the Board and members on the financials.

Delinquencies were briefly discussed.

C. Security

- Tom Schmidt reported an issue between a bicyclist and a vehicle had been resolved.
- Tom Schmidt reported he had recently worked with Aaron Ettinger with OnView Integrated Systems and surveyed the property to the end of adding additional cameras. Integrating the Vineyards license plate cameras with the City of Saratoga's cameras was also discussed.
- Tom Schmidt reported the Drew Thrall is learning about the camera system.

C. Maintenance

- Tom Schmidt reported the maintenance committee had looked at the air conditioning in the clubhouse and found no solution for its malfunction. He asked to have a work order issued. The Association Manager will get a work order issued.
- Jim Foley reported a work order has been issued for a few wood repairs. The Association Manager confirmed that a work order for several fences, gates, and a railing repair had been opened.
- Jim Foley reported he had met with ACS about a deck repair at 19404.
- Jim Foley asked to have a work order issued for work on walls 19909 and 19626. The Association Manager will issue a work order.

D. Landscaping

- Chris Burns presented a proposal for summer and fall tree watering to the Board. Tom Schmidt motioned to approve the proposal. Laurel Smith seconded, and the motion passed unanimously.
- Chris Burns reported there is a lot of gopher damage in the community. The Association Manager reported the reports he had received from Chris Burns were sent to Animal Damage Management but not heard back from them. He had called ADM and will follow up with them if he does not hear from them.
- Chris Burns brought up gophers going onto patios and asked if the HOA would do anything about it. The Association Manager reported that, in his opinion, gophers on a patio is the homeowner's responsibility. The Board agreed to wait and see if ADM taking care of the common area will take care of the patio issue.

E. Newsletter

- Announcement about Gloria Felcyn's passing. Jim Foley and Chris Burns will provide some background.
- Blurb on not feeding wildlife.
- Reminder that contractors are not supposed to dump construction materials in HOA dumpsters.
- Reminder about no smoking anywhere on Vineyards property.
- Reminder to follow pool rules.

F. CC&R Committee

- Michael Toback and Jim Foley still have not heard back from Sharon Pratt for an estimate for updating the CC&Rs.

ITEM V – Association Manager's Report

- A. Work orders were reviewed. A work order needs to be issued to replace the garage access doors at 19704 and 19703. A work order needs to be issued to paint over patches left by asbestos and lead testing.
- B. The calendar was reviewed. Turning on the pool heat was discussed. Jim Foley will turn on the pool heat on Friday 5/10
- C. Correspondences were reviewed.

ITEM VII – Other Business

- A. An appeal of a decision on a hearing for hit & run for 19554 was discussed. Michael Toback briefed Board and members present on the basics of the matter. Jim Foley explained the issue was not so much the post but that after the post had been hit no responsibility was taken. He added that he has spoken to the person who allegedly hit the post about speeding in the Vineyards. Mike Yaghmai, son and legal representative of the owner, stated that according to his employee's work ledger, his father's caregiver had been in the unit the entire day. The other issue that he has is the post in question was rotted and should have been replaced.

He has issue with not having received a response to an email he had sent. He did not feel the assessment and the fee were fair and disproportionate to the incident.

- B. Changes to the finance committee were discussed. Michael Toback motioned to appoint Pam Nomura as the Treasurer, which would automatically put her on the committee. Jim Foley 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. The inverter that was installed does not seem to be handling the job well enough for the system.
- D. The installation of a security gate was briefly discussed. Jim Foley reported spoke with Don Riley with Sector Security would like to meet with the Board the first week of June. Friday June 7th at 3PM was penciled in as the meeting date and time.
- E. The water use study was discussed. The Board asked the Association Manager to remove it from the agenda.
- F. The well project was briefly discussed.
- G. Jim Foley is still working on a document about termites in the community.
- H. SB 326 inspection was briefly discussed. Jim Foley is continuing to work on getting the inspection done.
- I. Document requests were briefly discussed.
- J. A Comcast support representative assigned to The Vineyards was briefly discussed.
- K. Expanding Internet service at the Vineyards was briefly discussed.
- L. Discontinuing or reducing the number of dumpsters brought in biannually by the HOA was discussed. The Association Manager will contact West Valley to see if they will honor the pickup described in a flyer received.

ITEM VIII – Prior Meeting Executive Session Summary

The Special Executive Session meeting on April 1st was to meet with a vendor about the contract and various other issues and legal matters. The Executive Session on April 11th was on legal and confidential delinquency matters.

ITEM IX – Hearings

- A. A hearing for improper recycling for 19102 was held. The owner was not present. The matter will be discussed in Executive Session.
- B. A hearing on Noxious or Offensive Activities & HOA Costs Incurred for 19230 was held. Michael Toback opened by asking Jeff Klopotic what could be done to lower the temperature on the matter of posting on Next Door. Jeff Klopotic stated he did not believe the Board understands the rights of homeowners and he has the right to post. Kathrine Klopotic stated she believes that homeowners are allowed to post public information to Next Door. Jim Foley stated that information about the HOA is not public information. Jeff Klopotic stated he is entitled to evidence related to the hearing prior to the hearing. That it is a records request, and he is entitled to the information. Michael Toback stated it is not a records request, there is no requirement to give it to the homeowner called to the hearing prior to the hearing, and the evidence would be presented during the hearing. Michael Toback went through the PowerPoint presentation on the issues regarding the Klopotics. Jeff Klopotic stated that because he did not have access to the information provided in the PowerPoint presentation, he did not have a chance to prepare a defense. He stated that he believes what Jim Foley is proposing is illegal and if the Board votes to support it they could be liable. Jim Foley stated that HOA business cannot be posted to NextDoor. Jim Foley stated that HOA business is corporate business and not public information.

ITEM IX – Adjournment

Jim Foley motioned to adjourn the meeting at 9:07 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for June 13th, 2024. The meeting will be held at the clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date