VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2024

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Catherine Klopotic	Homeowner
Anne Johnson	Homeowner
Tony Fisher	Homeowner
Mark Louie	Homeowner
Brijen J Raval	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:04 PM.

ITEM II – Open Forum
Catherine Klopotic asked if the Board has read civil code 4515. She provided a printout and read sections of the law. Michael Toback asked for clarification on part of what was being read. Catherine Klopotic left saying she does not want to be interrupted.

Jeff Klopotic stated that Board members should be cognitive of their votes on matters related to legal matters as they could be held liable for their vote if the HOA is sued for the decision.

ITEM III – Review and Approval of the Minutes

A. The Board reviewed the May 9, 2024 Board of Directors Meeting and May 9, 2024 Executive Session Board of Directors Meeting minutes. The Association Manager reported that under the approval of the regular meeting minutes Pam Nomura's last name was missing. He had corrected this mistake. Laurel Smith motioned to approve the May 9, 2024 Board of Directors Meeting minutes as amended and table the May 9, 2024 Executive Session Board of Directors Meeting minutes for review during executive session. Michael Toback 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 May 31, 2024. Michael Toback, Tom Schmidt, and Pam Nomura briefed the Board and members on the financials. Financing the security gate and well projects was discussed.

Delinquencies were briefly discussed.

B. Security
- Tom Schmidt reported there were some disturbances over the last month. A hearing had been called for one incident. Jim Foley briefed the Board on the most recent incident where a resident had more visitors than is allowed and was also vaping in the clubhouse. The investigation was inconclusive regarding who the resident was though. The investigation will continue.
- Tom Schmidt reported he had worked with Aaron on an issue with the license plate reader cameras. The issue was caused by dirt lenses and had been resolved.

C. Maintenance
- Jim Foley stated he wants to walk the property with Homeworx to look at wood repairs in the community.
- Jim Foley, Thomas Schmidt, and/or Drew Thrall will be meeting with someone from San Jose Water when they come out to test the backflow devices.
- Street reflectors coming off the road were discussed. The Association Manager will open a work order with Redline Paving.

D. Landscaping
- Chris Burns reported people have been complaining about trimming not being done. It is not that the landscaper is not doing a good job. It is because the plants are growing faster than the landscaper can keep up with.

E. Newsletter
- Cincsys
- Pool gates & clubhouse doors
- Reminder about number of guests allowed per unit

F. CC&R Committee
- Michael Toback briefed the Board on proposals from Sharron Platt to update the CC&Rs and Bylaws. The option of getting a different law firm to do the work was also discussed. The Board asked the Association Manager to get a proposal from Anguis & Terry.

ITEM V – Association Manager's Report

A. Work orders were reviewed.
B. The calendar was reviewed.
C. Correspondences were reviewed.

<u>ITEM VII</u> – Other Business

A. Lighting upgrade: Michael Toback briefed the Board and members present on the status of the solar lighting project. A new inverter was installed, and further testing is planned for this week.
B. The installation of a security gate was discussed. A final proposal is expected in week or two.
C. The well project was briefly discussed.
D. Jim Foley briefed the Board on the document standardizing the handling of termites at the Vineyards.
E. SB 326 inspection was briefly discussed.
F. Discontinuing or reducing the number of dumpsters brought in biannually by the HOA was discussed. The Association Manager reported he had contacted West Valley. The HOA is allowed 495 pickups annually. No action was taken.
G. A proposal for pool equipment repairs was reviewed. Michael Toback motioned to approve the proposal. Tom Schmidt seconded, and the motion passed unanimously.
H. A proposal to expand and upgrade the camera system was discussed. The Association Manager suggested having the security committee meet with another vendor or two to get competing bids. The Board agreed. The Association Manager will get the security committee and the vendors together.
I. Board member appointment was briefly discussed.
J. Laurel Smith motioned to amend the agenda to include gutter issues and doing something in honor of Gloria Felcyn. Pam Nomura seconded and the motion passed unanimously.

K. Gutter cleaning proposals were discussed. Laurel Smith motioned to approve the proposal from Commercial Gutters. Tom Schmidt seconded, and the motion passed unanimously.
L. Gutter work that is needed was discussed. The Association Manager will get a work order opened with Xteria for the gutters and one with Homeworx to look at the drainage.
M. Doing something in honor of Gloria Felcyn. Michael Toback suggested the next time a tree was planted that a plaque be put in place in her honor. Laurel Smith suggested donating to one of the charities listed at her service. She will discuss this with Christian Felcyn and come back to the Board.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session on May 9th was on legal issues, confidential delinquency matters, and hearing deliberation.

ITEM IX – Hearings

A. A hearing for improper recycling for 19907 was held. The owner Mark Louie was present for the hearing. Mark Louie told the Board his tenant is aware of the rules. That a tenant's friend who was helping her move in had placed the boxes in the recycling area. She apologized and stated she would not allow it to happen again.
B. A hearing for improper recycling for 19908. The owner Brijen J Raval was present for the hearing. He stated he has a new cleaning service and they had left out the boxes. They had been instructed on the rules.
C. A hearing for improper recycling for 19220 was held. The owner was not present.

ITEM IX – Adjournment

Jim Foley motioned to adjourn the meeting at 9:06 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for July 11th, 2024. The meeting will be a hybrid meeting.

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Vineyards of Saratoga Homeowners Assoc. Date