

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 11, 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
Anne Johnson	Homeowner
Carole DiFilippi	Homeowner
Hong Lin	Property Manager
Nicholle Gutierrez	Resident 19214
Nicholas Cabarlock	Resident 19214

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

ITEM II – Open Forum

Carole DiFilippi commented on the idea of stopping bringing dumpsters into the community on a bi-annual basis.

Updates on building new housing complexes in Saratoga were discussed.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the June 7, 2024, Special Executive Session Board of Directors Meeting, June 13, 2024 Board of Directors Meeting and June 13, 2024 Executive Session Board of Directors Meeting minutes. The Association Manager reported that he had made the following corrections/changes to the June 13, 2024, regular meeting minutes. Under maintenance section Drew Thrall's last name was missing, under the section on the CC&Rs Update the word redo had been changed to update, and under the section on doing something to honor Gloria Felcyn, Gloria and Christian's last names were missing. Jim Foley motioned to approve the June 13, 2024, Board of Directors Meeting minutes as amended and the June 7, 2024, Special Executive Session Board of Directors Meeting and June 13, 2024 Executive Session Board of Directors Meeting minutes as submitted. Laurel Smith 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 June 30, 2024. Michael Toback, Pam Nomura, and Tom Schmidt briefed the Board and members on the financials.

Delinquencies were briefly discussed.

B. Security

- Tom Schmidt reported he and Drew Thrall had been able to identify the license plate for a vehicle involved in a vehicle break in.
- Michael Toback reported that a broken mailbox had already been repaired.
- Michael Toback reported a neighbor had a bag of groceries stolen when he left them unattended.
- Tom Schmidt, Drew Thrall, and Michael Toback reported meeting on a new security camera vendor.

C. Maintenance

- Jim Foley reported ACS has projects going at 19905, 19909, 19626, and 19401.
- Jim Foley, Thomas Schmidt, and/or Drew Thrall are working on an issue with the backflows at the mains. A work order is open with Backflow Prevention Specialists. San Jose Water is still involved also.
- Jim Foley reported the green recycling trucks are leaking waste liquid in areas of the community. He is working on the problem.

D. Landscaping

- Chris Burns reported she met with Kevin Allen and Tim O to start plans for tree trimming.
- Chris Burns reported a recycling truck had hit a curb and tree near 19626. The Association Manager reported that West Valley has accepted responsibility for the damage and will reimburse the
- Chris Burns reported the landscaping committee has designated a new oak tree to be labeled in honor of Gloria Felcyn.

E. Newsletter

- Reminder about pool rules
- Reminder to sure the gates & doors of the clubhouse and pools.

F. CC&R Committee

- Proposals from Sharron Platt and Anguis & Terry to update the CC&Rs and Bylaws were discussed. Jim Foley is going to send out a list of changes he has in mind outside changes needed because of changes in the law. Michael Toback motioned to approve the proposal from Anguis & Terry. Tom Schmidt seconded, and the motion passed unanimously.

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. Lighting upgrade: Michael Toback the new inverter seems to be working well with the system. Ideas about where to install the next set of lights. Laurel Smith volunteers to purchase a set of solar lights and
- B. The installation of a security gate was discussed. A final proposal has not been received but is expected soon.
- C. The well project was briefly discussed.
- D. SB 326 inspection was briefly discussed.
- E. Discontinuing or reducing the number of dumpsters brought in biannually by the HOA was discussed.
- F. Board member appointment was briefly discussed.
- G. Issues at the pools were briefly discussed. The matter was tabled until executive session.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session on June 13th was on legal issues, confidential delinquency matters, and hearing deliberation.

ITEM IX – Hearings

- A. A hearing for Noxious Activities & Pool Use violations for 19214 was held. The owner Hong Lin and his tenants were present for the hearing. Hong Lin told the Board his tenants have lived in the community for 5-6 years and according to his tenants they had tried to work with the owner next to their unit to resolve the issue related to noise. The tenants spoke to the Board about pool violation. It was stated that there had only been four guests at the pool. The issue with noise was discussed. The tenants felt that they had corrected the issue. Jim Foley explained that he and another Board member had visited Drew Thralls’s unit and what he heard was a low bass vibration. The tenants of 19214 stated that Drew Thrall has been aggressive by banging on the walls and yelling. Drew Thrall stated after he moved in there was an issue with the sound system in 19214. He left a note about the issue because the gate was locked. He was able to talk with the neighbors. After some discussion and no action, he decided to make changes in their unit. The changes made it so he could no longer heard one neighbor but could still hear 19214. Michael Toback suggested opening communication between the neighbors to try to resolve the matter.
- B. A hearing about illegal parking by the residents of 19214. The Association Manager briefed the Board on the situation as he had been briefed. The residents stated that their son had parked there to unpack from college. Drew thrall stated that his wife came home and could not park in the garage because it was blocked. When he came home an hour later the vehicle was still parked behind the garages. Neither he nor his wife saw anyone going to or from the vehicle. It was generally agreed that the residents of 19214 would communicate with Drew Thralls’s wife to resolve issues.

ITEM IX – Adjournment

Jim Foley motioned to adjourn the meeting at 8:59 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for August 8th, 2024. The meeting will be a hybrid meeting.

Vineyards of Saratoga Homeowners Assoc.

Date