

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

August 8, 2024

BOARD MEMBERS

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

OTHERS PRESENT

Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Anne Johnson	Homeowner
Tony Fisher	Homeowner
Carolyn Carter	Homeowner
Bill Pope	Homeowner
Ameer Chowdury	Homeowner
Christian Felcyn	Homeowner
Walter Kool	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

Carolyn Carter and Bill Pope reported they had seen evidence of someone having rummaged through garbage dumpsters.

Jeff Klopotic said he saw stepping stones near north rear gate. Jim Foley said they had been purposely placed there. He also reported a leak from a water heater at 19226 and a large amount of commercial-style food containers were dumped at Dumpsters 4 and 5.

Tony Fisher asked what to do when he sees that lights are out. Advised to call CMS.

Christian Felcyn reported that the small pool lights are out. Possible timer problem.

ITEM III - Board Process Observation Form

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the July 11, Board of Directors Meeting and July 11, 2024 Executive Session Board of Directors Meeting minutes. Michael Toback noted the regular Board meeting had June 13 as the date instead of July 11.

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 and Pam Nomura briefed the Board and members on the financials. Financing the security gate and well projects was discussed. Garbage collection has increased by 25 per cent (from \$40K to \$70K per year) and is now being charged per unit rather than as an overall price. About 20 owners are having problems signing up to pay their dues using the new CMS system.

Delinquencies were briefly discussed.

B. Security

- Drew Thrall reiterated the scavenging at the dumpsters and is urging observers to take pictures.
- He and Michael Toback met with persons from Surveillance Audio Video to explore how to Improve The Vineyards camera surveillance. (There is a cellular account used at the big pool and internet for the Clubhouse.) Drew Thrall will do further research and Michael Toback with contact SAV.

C. Maintenance

- Jim Foley stated the Clubhouse upstairs air conditioning has been repaired and paid for.
- Jim Foley presented a large black storage tube that he said contains hard copies of all the architectural plans etc. for The Vineyards. He is in the process of storing them electronically. Discussion ensued as to how to whether to store backup in the Cloud.
- Jim Foley mentioned his concerns regarding legislation SB900 and the liability it could cause The Vineyards to incur for utility repairs.

D. Landscaping

- Chris Burns reported the landscapers are very busy because the plants are growing faster due to the earlier heavy rains. Concrete slabs and pavers are being considered for walkway repairs. Patio work is being done at 19548 and 19250.

E. Newsletter

- Reminder about the number of guests allowed per unit at pools
- Contact CMS when noticing burned-out lights

F. CC&R Committee

- Michael Toback said that Bill Oldfield signed the contract with the attorneys Angus-Terry for the CC&R review. We are waiting for CMS to send the approved deposit to them and they will send Michael Toback the questionnaire.

ITEM V – Association Manager’s Report

- A. Work order histories have a new format and were reviewed.
- B. The calendar was reviewed.
- C. Correspondences were reviewed.

ITEM VII – Other Business

- A. Board member appointment tabled to executive session.
- B. Lighting upgrade: Michael Toback briefed the Board and members present on the status of the solar lighting project. He is evaluating it. Wants to observe it in wintertime. Evaluating uses of sample individual lights that Laurel Smith provided.
- C. The Board had previously seen the Security Gate installation contract. Laurel Smith moved that we accept the proposal and Pam Nomura seconded her motion. The motion passed unanimously.
- D. No discussion on the Water /Well project
- E. Regarding SB326, Jim Foley said that a deck installer has been contacted. A Civil Engineer will get back to Jim Foley.
- F. Pool issues moved to Hearings
- G. Issues with West Valley Recycling green waste collection, Jim Foley reported that he and Chris Burns met with representatives from the city of Saratoga and the West Valley to discuss the foul-smelling leaks from their trucks, the effect of their heavy weight on our roads, their plan to segregate garbage into compost, recycling, and garbage.

ITEM IX – Hearings

- A. A hearing for possible smoking at Unit 19408. Walter Kool, owner, said there has been no one in his unit who smokes. The Board had no evidence to present and apologized for any inconvenience he had been caused.
- B. A hearing for noise and other noxious activity at the big pool by 19425 owners. Ameer Chowdury described the unusual circumstances in which his wife had more guests than The Vineyards’ Rules prescribe at the big pool and apologized for their activities. Laurel Smith moved, and Michael Toback seconded the motion regarding the fines. It passed unanimously.

ITEM IX – Adjournment

At 8:25 PM Jim Foley adjourned the meeting.

- A. The next Board meeting will be on September 12th. Location The Vineyards Clubhouse and via Zoom

Laurel G. Smith, Secretary

Date