

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 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
Deborah Matheson	Homeowner
Tony Fisher	Homeowner
Christian Felcyn	Homeowner
Kim Hatam	Homeowner
Rowen Hoose	Property Manager

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:01 PM.

ITEM II – Open Forum

Deborah Matheson asked about allowing new paper delivery and other vendors access to the community once the gate is installed. Jim Foley stated vendors would be given access codes. She asked how this would happen. The Association Manager stated that vendor information, such as paper delivery, should be sent to him so he can provide the vendor with a gate code.

Kim Hatam thanked the landscaping crew for their work. She was not aware until recently how much work they do.

Kim Hatam asked about locking the dumpsters when they are delivered. Jim Foley stated that would not be feasible. Michael Toback stated The Vineyards tries not to advertise the dumpsters outside the community.

Anne Johnson asked if there will be one of two dumpsters for the fall community cleanup. The Association Manager stated two dumpsters had been ordered.

Rowen Hoose asked if the gates would be swinging or rolling and a timeline for installation. Jim Foley stated they would be rolling, and installation would take about a month.

Tony Fisher stated there is a new builder's remedy bill, AB1893, that was passed by the California Senate.

Jeff Klopotic asked about getting a draft of the CC&Rs update before they were sent out for a vote and how to provide input. Jim Foley stated the Board did not have an answer to the question about the draft and input should be sent to the Association Manager by mail or email.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the August 8th, 2024 Board of Directors Meeting and August 8th, 2024 Executive Session Board of Directors Meeting minutes. Michael Toback stated under security his last name is spelled incorreccted. Laurel Smith motioned to approve the August 8th, 2024 Board of Directors Meeting minutes as amended and August 8th, 2024 Executive Session Board of Directors Meeting minutes as submitted. Tom Schmidt 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 August 31, 2024. Michael Toback, Pam Nomura, and Tom Schmidt briefed the Board and members on the financials.

As part of the financial discussion the cost of annual dumpsters. No change will be made for the fall dumpsters. In the Spring of 2025, the Board will consider ordering just one dumpster.

Delinquencies were briefly discussed. The Board asked the Association Manager to send notification to all the people on the delinquency report about the change to CINC.

B. Security

- Michael Toback reported the security committee had watched a video from a company that would supply a better solution than Omni. The solution this company provides was discussed in more detail.
- The Board asked the Association Manager to contact AT&T about Internet at utility box 19101. Jim Foley will be the onsite point of contact for the installation.

C. Maintenance

- Jim Foley reported that ACS is working the deck and siding repairs pervious reported and Homeworx has recently completed a number of fence and gate repairs.
- The spa cover was discussed. The Association Manager reported he manages another HOA that got a spa cover that is compliant with San Mateo County requirements. The Board asked the Association Manager to get specific information about the cover to provide to the pool maintenance company.

D. Landscaping

- Chris Burns presented a proposal from Commercial Tree for the Fall tree trimming for \$68,000 to the Board. Tom Schmidt motioned to approve the proposal. Laurel Smith seconded, and the motion passed unanimously.
- Chris Burns reported the landscaper's concrete company is working on the patio at 19548 and the path behind 19715.
- Chris Burns presented a plan for a dedication plaque for Gloria Felcyn. Laurel Smith motioned to approve the plaque. Pam Nomura seconded, and the motion passed unanimously.

E. Newsletter

- Reminder about setting up CINC for automatic payments.
- Garbage bins
- Gate update
- Acknowledging the landscapers

F. CC&R Committee

- Jim Foley reported that he and Michael Toback were still gathering information for Anguis & Terry.

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 let the Board know the new inverter was working great. All they could do now is wait to see how it does during the winter. If it works well, installation of additional systems will be discussed. Michael Toback had tested several standalone solar lights, and they worked well. He found

that even in indirect light they seem to work well. The real test will come in the winter when we have shorter hours of sunlight.

- B. The installation of a security gate was discussed.
- C. The well project was briefly discussed.
- D. SB 326 inspection was briefly discussed.
- E. The Transparency Act was discussed. The Board asked the Association Manager to send details for signing up for a FinCEN ID to the Board again.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session on August 8th was on legal issues, confidential delinquency matters, and hearing deliberation.

ITEM IX – Adjournment

Jim Foley motioned to adjourn the meeting at 8:37 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for October 10th, 2024. The meeting will be a hybrid meeting.

Vineyards of Saratoga Homeowners Assoc.

Date