

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2024**

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Anne Johnson	Homeowner
Carolyn Carter	Homeowner
Tony Fisher	Homeowner

ITEM I - Call to Order – Vice President Michael Toback called to order the Board of Directors meeting at 7:05 PM.

ITEM II – Open Forum

Tony Fisher asked if there was anything new with the Pumpkin Patch. No one on the Board had heard anything.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the July 11th, 2024 Board of Directors Meeting, July 11th, 2024 Executive Session, and September 12th, 2024 Board of Directors Meeting and September 12th, 2024 Executive Session Board of Directors Meeting minutes. Michael Toback stated on both sets of Executive Session minutes the last name of the person who is in collections was listed incorrectly. The Association Manager made the corrections. Michael Toback motioned to approve the Executive Session Meeting minutes as amended and regular 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 Finance Committee. The committee has reviewed all nine of the documents in accordance with California Civil Code 5500 for the month ending September 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 another mailbox had been broken into since the last meeting. Jeff Klopotic reported the mailbox in question had been broken into with a master key. After further discussion, he stated he was mistaken about which mailbox was broken into, and it was not the same one that had been broken into with a master key.
- Tom Schmidt reported the security committee will be meeting with a potentially new company that would provide camera coverage for The Vineyards.
- The Association Manager reported he had signed up for an AT&T Internet service for The Vineyards but had not received the equipment. He will contact AT&T again.
- Tom Schmidt reported there had been a report about a potential parking violation. There will be a parking patrol implemented over the next week or two to tag vehicles. Christian Felcyn and Pam Nomura will head this up.

- C. Maintenance
 - The spa cover was discussed. The Association Manager reported he had not gotten specific information about the cover to provide to the pool maintenance company. He will get it and provide it to the Board within four business days.
 - Tom Schmidt reported that it was time for a wood painting project again. The Board asked the Association Manager to get three proposals.
- D. Landscaping
 - Laurel Smith reported that tree maintenance work is underway.
- E. Newsletter
 - Article for Halloween trick or treating
 - Reminder about setting up CINC for automatic payments.
 - Gate update
- F. CC&R Committee
 - Michael Toback reported that the changes to the governing documents that the Board want to have made have been submitted to 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 solar lighting is still working well. The question that still stands is if it will work during the winter. The Board asked the Association Manager to put solar power for the clubhouse on the agenda for November.
- B. The installation of a security gate was briefly discussed.
- C. Water at the Vineyards was discussed. Tom Schmidt reported that the fire hydrants in the community had been successfully tested.
- D. The well project was not discussed.
- E. SB 326 inspection was not discussed.
- F. The Transparency Act was briefly discussed.
- G. Laurel Smith motioned to amend the agenda to include a hearing on smoking. Tom Schmidt seconded and the motion passed unanimously.
- H. A hearing on smoking in the community was held. The homeowner was not present. The Board discussed the situation.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session on September 12th was on legal issues, confidential delinquency matters, and hearing deliberation.

ITEM IX – Adjournment

Michael Toback motioned to adjourn the meeting at 8:02 PM. Tom Schmidt seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for November 14th, 2024. The meeting will be a hybrid meeting.

Vineyards of Saratoga Homeowners Assoc.

Date