

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 14, 2024

BOARD MEMBERS

Jim Foley	President
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
Kathy Siudzinski	Homeowner
Joe Siudzinski	Spouse 19418

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

ITEM II – Open Forum

Tony Fisher reported there is a post by enclosure number 6 that had been bent and wood in the enclosure had been broken. The Association Manager reported he is aware of the issue, and it had been reported to him by the homeowner who had hit the post.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the October 10th, 2024 Board of Directors Meeting and October 10th, 2024 Executive Session Board of Directors Meeting minutes. Pam motioned to approve the Executive Session Meeting minutes regular Meeting minutes as submitted. Laurel seconded, and the motion passed unanimously.

ITEM IV - Committee Reports

A. Financial Report

Pam 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 October 31, 2024. Michael Toback, Pam Nomura, and Tom Schmidt briefed the Board and members on the financials.

Delinquencies were discussed.

B. Security

- Tom Schmidt reported another mailbox had been broken into since the last meeting.
- Tom Schmidt reported there was someone who had an estate sale and this is not allowed. This should be a newsletter item.
- Michael Toback shared a camera system that the security committee used for a demo. He showed one of the cameras and examples of pictures that were taken using the system. The cameras can run over any Internet connection including a cellular connection. He expects to have a proposal for the next meeting.

C. Maintenance

- The spa cover was discussed. The Board asked the Association Manager to contact Sky Blue and get a proposal for a semi-rigid foam cover for the spa.

D. Landscaping

- Chris Burns reported the annual tree trimming is still underway. She expects it to continue for another two weeks
- Putting on a Christmas party was discussed. The Board agreed the HOA could hold a Christmas party. The date for the party was set for Saturday December 7th from 4PM – 7PM. The Board asked the Association Manager to reserve the clubhouse.

E. Newsletter

- Fireplace smoke
- Christmas party
- Post Halloween report
- Annual Election/Meeting
- Reminder it is darker earlier. Wear lighter clothing.
- Reminder about getting vehicles registered with the HOA.

F. CC&R Committee

- Michael Toback reported he has not heard back from 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 reported the lights are still working well. There is an alarm that goes off if the battery is completely drained. Dom with Homeworx is going to do some logging and then attach a third battery.
- B. The installation of a security gate will be discussed in executive session.
- C. Water at the Vineyards was discussed. Pam Nomura verified that water was flowing through both meters. If there is no flow through one of them there will be no monthly charge for that meter.
- D. The well project was not discussed.
- E. SB 326 inspection. Jim Foley reported he had signed proposal from Pacifica Builders to do the inspection. The contract will be discussed further in Executive Session.
- F. The Transparency Act was briefly discussed. Michael Toback stated the same login used to renew a passport online can be used to log into the FinCEN site where you get your FinCEN ID.
- G. Pam Nomura motioned to amend the agenda to add a hearing on reimbursing the HOA for damages that are a homeowner’s responsibility. Michael Toback seconded, and it passed unanimously.
- H. A hearing for 19418 about reimbursing the HOA for repairs that are a homeowner’s responsibility and performed by the HOA was held. Michael Toback briefed the Board on his understanding of the situation. Joe Siudzinski went over the timeline of what happened and the actions they had taken. He explained because of the location of the leak they were unaware of any issues until it was reported by the unit below them and the HOA. He ended by saying the bill had been paid in full and asked if the HOA could provide a letter stating the HOA’s insurance would not cover the expense. The Association Manager confirmed that payment had been received. The Board asked the Association Manager to contact the HOA’s insurance agent about a letter of denial.
- I. A hearing for improper recycling was held. The homeowner was not present. Michael Toback briefed the Board on the situation. This was a second offense.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session on October 10th was on legal issues, confidential delinquency matters, and hearing deliberation.

ITEM IX – Adjournment

Pam Nomura motioned to adjourn the meeting at 8:14 PM. Michael Toback seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for December 12th, 2024. The meeting will be a hybrid meeting.