

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 12, 2024**

**BOARD MEMBERS**

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

**OTHERS PRESENT**

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Klopotic	Homeowner

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

**ITEM II – Open Forum**

Nothing reported

**ITEM III – Review and Approval of the Minutes**

- A. The Board reviewed the November 14<sup>th</sup>, 2024 Board of Directors Meeting and November 14<sup>th</sup>, 2024 Executive Session Board of Directors Meeting minutes. Laurel Smith motioned to approve the Executive Session Meeting and regular Meeting minutes as submitted. Pam Nomura seconded, and the motion passed unanimously.

**ITEM IV - Committee Reports**

A. Financial Report

Pam Nomura 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 November 30, 2024. Michael Toback and Pam Nomura briefed the Board and members on the financials.

Delinquencies were discussed. The Board asked to have units 19223 and 19311 sent to collections.

Draft 1 of the 2025 – 2026 budget was discussed.

B. Security

- Jim Foley briefed the Board on a non-resident who came onsite and took a bag of lemons. The owner who reported this filed a report with the Sheriff's Office.
- Michael Toback reported he has not received a proposal for the new camera system.

C. Maintenance

- A proposal for a new spa cover was reviewed. The Board asked the Association Manager for a picture of the spa cover he had installed at another HOA.

D. Landscaping

- Chris Burns reported the back road had been cleared by the landscaper

E. Newsletter

- Budget challenges
- Annual meeting
- 2025 Board Election
- Reminder about what garbage goes in which bin.
- Christmas tree disposal – The Board asked the HOA Manager to contact the garbage company about the process this year.

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 2025 calendar was reviewed.
- C. Correspondence was reviewed. A request from a homeowner to dispute the results of a hearing because the owner was not in the country. The Board asked the Association Manager to put it on the agenda for the January meeting and notify the homeowner.

**ITEM VII – Other Business**

- A. The annual insurance renewal was discussed. Michael Toback motioned to approve the proposal provided by James O’Connor. Laurel Smith seconded, and the motion passed unanimously.
- B. Lighting upgrade: Michael Toback reported the lights were dying during the night. The power is going to be switched to DC, they will get rid of the inverter, replace two 50-amp hour batteries with 100-amp hour batteries, and figure out a way to monitor/log the lights.
- C. The installation of a security gate was discussed. The project has been delayed by the City of Saratoga Building Department.
- D. Water at the Vineyards was discussed briefly
- E. The well project was not discussed.
- F. SB 326 inspection. Jim Foley reported Pacifica Builders will start the inspection on Monday. The Association Manager will generate a notice to be posted on units that will be inspected and around the community.
- G. The Transparency Act was briefly discussed. The Association Manager briefed the Board on options for filing a BOIR for the Transparency Act. He further stated that the injunction that was put in place earlier in December, along with the Federal Government’s response, had the effect of the deadline for filing a report being currently unknown. The Board will continue to monitor the situation.
- H. A proposal to inspect the fencing and other wood structures and generate a report on what needs to be repaired was reviewed. Michael Toback motioned to approve the proposal. Drew Thrall seconded, and the motion passed unanimously.
- I. Parking stickers were discussed. The Association Manager reported he had been receiving a lot of forms since two Board members did a parking enforcement walkthrough. A second parking enforcement walkthrough will be done and people will be given 14 days to comply.
- J. Solar panels for the HOA were briefly discussed. A proposal has not been received.
- K. The painting project is on hold until the fences have been repaired.

**ITEM VIII – Prior Meeting Executive Session Summary**

The Executive Session on November 14<sup>th</sup> was on legal issues and confidential matters

**ITEM IX – Adjournment**

Michael Toback motioned to adjourn the meeting at 8:16 PM. Laurel Smith seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for January 9<sup>th</sup>, 2025. The meeting will be a hybrid meeting.

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Vineyards of Saratoga Homeowners Assoc.

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Date