

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**FOLLOWING ANNUAL MEETING**

**February 13, 2025**

**BOARD MEMBERS PRESENT**

|                  |                |
|------------------|----------------|
| Jim Foley        | President      |
| Michael Toback,  | Vice President |
| Laurel Smith     | Secretary      |
| Pam Nomura       | Treasurer      |
| Drew Thrall      | Director       |
| Tom Schmidt      | Director       |
| Christian Felcyn | Director       |

**OTHERS PRESENT**

|               |           |
|---------------|-----------|
| Chris Burns   | Homeowner |
| Jeff Klopotic | Homeowner |
| Yan Chen      | Homeowner |

**ITEM I - Call to Order**

President Jim Foley called to order the Board of Directors meeting at 7:03 PM.

**ITEMS II Open Forum & III Board Processes Observation Form**

Already implemented at Homeowners Annual Meeting

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

The Board reviewed minutes from the January 16, 2025 Board of Directors Meeting and January 16, 2025 Executive Session Board of Directors Meeting. Pam Normura motioned to approve minutes for both meetings as submitted and Laurel Smith seconded the motion. The motion passed unanimously.

**ITEM V - Committee Reports**

**A. Financial Report**

Pam Nomura reported to the Board on behalf of the Subcommittee of the Board. The subcommittee has reviewed all the documents in accordance with California Civil Code 5500 for the month ending January 31, 2025. Pam Nomura briefed the Board and members on the financials which are on budget.

**B. Security**

Tom Schmidt said that there were no new incidences to report.  
Michael Toback said he is having a dialogue with the camera vendor.

**C. Maintenance**

Jim Foley reported that BSC is inspecting the wood structures for damage throughout the complex so that they can be repaired before painting can commence later in the year.

D. Landscaping

Chris Burns reported that landscaping is ongoing with the projects getting completed in a timely manner.

E. Newsletter

Pam Nomura will summarize the 2024 annual report and goals for 2025, including the increase in dues to \$700 and the rationale for the increase.

F. CC&R Committee

Michael Toback reported that drafts of the updated governing documents that were received from lawyers Angus and Terry are in the process of review in Executive Sessions. The committee will continue to review it before sharing it with the Board and Homeowners.

**ITEM V – Association Manager’s Report**

Not discussed in the absence of the Association Manager

**ITEM VII – Other Business**

- A. Lighting upgrade: Michael Toback working on how to troubleshoot the fixtures we have.
- B. The installation of a security gate is in final stages of completion per Jim Foley
- C. Water at the Vineyards—no new information
- D. The well project. On hold per Jim Foley
- E. SB 326 inspection. This has been completed per Jim Foley
- F. Fence and gate repairs: Inspections need to be completed before hiring a contractor per Jim Foley
- G. Parking Stickers—Christian Felcyn said he is regularly monitoring the vehicles.
- H. The Transparency Act is not being implemented at this time per Jim Foley
- I. The homeowner Yan Chen’s request to be excused from paying for damage of common area property was discussed and denied. She was advised to consult CC&Rs for how to request reconsideration of the decision.
- J. March 29, 2025 at 2:00 PM the HOA will hold a memorial event honoring Gloria Felcyn at the tree planted in her honor along the creek with a reception following in the Clubhouse.

**ITEM X – Adjournment**

Jim Foley motioned to adjourn the meeting at 8:17 PM. The next meeting of the Board of Directors is March 13, 2025. The meeting will be held at the Vineyards clubhouse and via Zoom.

Respectfully submitted,

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Laurel G. Smith, Secretary