

The Vineyards of Saratoga Homeowners Association
BOARD OF DIRECTORS MEETING
June 19, 2025

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Pam Nomura	Treasurer
Christian Felcyn	Director

OTHERS PRESENT

Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Paul Barraza	Homeowner
Deborah Barraza	Homeowner
Parisa Babaheidarian	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:00 PM.

ITEM II – Open Forum

Parisa Babaheidarian asked when the gates will be operable and suggested that the large pool have hours for adult lap use.

Jeff Klopotic asked how the gates are being financed, and Pam Nomura explained how the Reserve Fund is used for capital improvements like this.

Laurel Smith reported that she is unable to close her gate because of the damage to the hinges.

ITEM III – Board Process Observation Form observed

ITEM IV – Review and Approval of the Minutes

- A. The Board reviewed the May 8, 2025 Board of Directors Meeting Minutes and the May 8, 2025 Executive Session Board of Directors Meeting Minutes. Pam Nomura motioned to approve regular meeting minutes and the executive session minutes as submitted. Jim Foley seconded, and 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 nine of the documents in accordance with California Civil Code 5500 for the month ending May 31, 2025. Pam Nomura briefed the Board and members on the financials are on target.
- B. Security
- Christian Felcyn had no incidents to report. He will approach a member about joining the committee.
 - Michael Toback reported that cameras identified the car involved with an earlier car break in. He said the new cameras for the entry and clubhouse will be arriving July 11, 2025. They are much more user friendly.
- C. Maintenance
- Jim Foley reported Homeworx is handling ongoing projects.
- D. Landscaping
- Chris Burns that watering of the redwoods will begin next week.

E. Newsletter

- Information on the gate. No one will be locked out without warning.
- Remind residents with children they will find the Clubhouse pool kid-friendly because it has restrooms.
- Avoid leaving anything visible in vehicles

F. CC&R Committee

- Michael Toback reported he will be going over the drafts of the updated governing documents with the consulting lawyers next week.

ITEM VI – Association Manager’s Report

- A. Work orders, the calendar, and correspondences were not discussed.

ITEM VII – Old Business & New Business

- A. Lighting upgrade: Michael Toback briefed the Board on a solar system he is monitoring. Replacing our current lighting system will not be undertaken at this time due to the other large expenses we have and will be having.
- B. Activation of the security gate system was discussed. Coordination between Life Master, Don Reilly—the gate installer, and CMS is required. Jim Foley said that the current fob entry system would be very handy for pedestrian entry, and he hopes to have that incorporated into the system.
- C. Water at the Vineyards was only mentioned to explain to new owners present the plan to later install a well for landscape use.
- D. SB 326 inspection. Jim Foley reported that the report was completed.
- E. The well project was not discussed.
- F. The fences, gates, and wood structures repair estimates for are high. Pam Nomura moved to authorize Jim Foley to speak to CSO – Construction services. Michael Toback seconded the motion. All voted in favor of approval.
- G. Solar Panels were not discussed
- H. Jim Foley and Michael Toback are working on preparation for the Reserve Study.
- I. Balcony Sealing Project: Jim Foley reported that there are 181 decks at The Vineyards. Most have epoxy coatings which are deteriorating. Ed from ACS will do the inspection to see which ones need work.

ITEM VIII – Adjournment

Laurel Smith motioned to adjourn the meeting at 8:11 PM. Michael Toback seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for July 10, 2025. The meeting will be held at the Vineyards clubhouse and via Zoom.

Laurel G. Smith
Secretary, The Vineyards Board of Directors

Date