

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 3, 2025

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Brevard Williams	Homeowner

ITEM I - Call to Order

President Jim Foley called to order the Board of Directors meeting at 7:01 PM.

ITEMS II - Board Processes Observation Form

ITEMS III – Open Forum

Pam Nomura reported that the traffic lights exiting and entering the Vineyards are not detecting vehicles. Jim Foley stated you need to be all the way to the left to be detected. Jim Foley will contact the city about increasing the green time by at least one second and see the timing chart.

ITEM IV– Gate Implementation

Jim Foley showed the Board and members present a document showing the name and contact information for all the owners. He stated that the next thing that is needed is the name and contact information for all the tenants that live in the Vineyards. Jim Foley stated that he believes that each owner should get one push button opener and one transponder. Additional push buttons or transponders can be purchased. The Board agreed. The option of using the currently existing fobs, was discussed. The Association Manager explained the difficulty in pulling the information through the system currently available to get the codes. The Association Manager also stated that he thought First Alarm may be able to provide a report with all the codes. The Board asked the Association Manager to contact First Alarm about the report. Sending out a letter telling owners they need to submit or resubmit all information for residents (owner, partner, or tenant) within a certain amount of time was discussed. Brevard Williams went over how the lift master app works and recommended making the app available. How to handle vendors was discussed. One option is to provide vendors with a code for access to the gate. Another option would be to keep the gates open during most of the day. The Board decided to provide codes to vendors. The onus to get a code would be put on the vendor or the homeowner. How to populate the directory and phone number or numbers associated with each unit. It was decided to use two numbers for each unit and use the unit number for the directory listed.

The Association Manager recommended getting at least the Board added to the lift master database and holding a meeting with the vendor to go over the gate operation. The Board asked the Association Manager to get that done. Brevard Williams has put together a FAQ about the gate that has some questions that need to be answered by lift master. The Association Manager asked for a copy of the FAQ and he will get the questions to lift master.

ITEM V – Adjournment

Laurel Smith motioned to adjourn the meeting at 8:07 PM. The motion was seconded and passed unanimously. The next meeting of the Board of Directors is July 10th 2025. The meeting will be held at the Vineyards clubhouse and via Zoom.

Respectfully submitted,

Laurel G. Smith, Secretary