

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 16, 2025

BOARD MEMBERS

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

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Tony Fisher	Homeowner
Anne Park	Homeowner
Dina Chinichian	Homeowner
Carolyn Carter??	Homeowner
Sharon 19820	Guest/Tenant
Ninous Aghassi	Homeowner
Ben Panell	Homeowner
Chengda Zhang	Homeowner
Yangxu Mao	Homeowner

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:03 PM.

ITEM II – Open Forum

Tony Fisher reported that all the lights between his unit, 19420, and 19417 are currently out. The Association Manager will open a work order.

Dina Chinichian informed the Board she is concerned about the fence around her patio. Jim Foley announced the HOA has hired a contractor to come in and evaluate fences and other wood throughout the community. After the evaluation is completed the areas that need repair will be repaired.

Jeff Klopotic stated he has not been receiving monthly statements. The Association Manager stated that the assessment for the account is up to date but there is only one account, and it is in collections. He conferred with the attorney representing Allied on the Klopotics' case and Allied about sending them statements. He was advised that CMS should not send statements to anyone in collections.

Carolyn Carter asked about having more information about recycling in the newsletter.

Carolyn Cater asked why the meeting was not held last week. It was explained that the agenda had not been posted in time, so the meeting had to be postponed.

Ben Panell asked about the mailbox cluster that is currently broken. He went to the post office, and they gave him some information, but no action had been taken. Jim Foley explained that the mailboxes are owned by USPS. He recommended Ben Panell and his neighbors that are affected, all continue to contact the post office and/or government representatives.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the December 12th, 2024 Board of Directors Meeting
December 12th 2024 Executive Session Board of Directors Meeting, and December 14th 2024 Emergency Board of Directors Meeting minutes. Laurel Smith motioned to approve regular meeting minutes and the executive session minutes as submitted. Michael Toback seconded, and the motion passed unanimously.

ITEM IV - 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 December 31, 2024. Pam Nomura briefed the Board and members on the financials. Garbage rates were discussed.

The 2025 – 2026 budget was discussed. Water and garbage rates have increased drastically over the last two years. The HOA is planning to monitor the pickups and timing the pickup timing across Saratoga Avenue at the Bellvue development then report the results to the City of Saratoga. The assessments for this fiscal year will increase from \$645 to \$700. Laurel Smith motioned to approve draft 2 of the budget. Tom Schmidt seconded, and the motion passed unanimously.

Delinquencies were briefly discussed.

B. Security

- Tom Schmidt reported there was a resident's van that had been broken into since the last meeting.
- A video that was submitted of some suspicious people sent to Jim Foley by a homeowner was discussed.
- Michael Toback brought up cameras he evaluated in late 2024 but the company never got back to him with a proposal to install them. He is going to contact the camera manufacturer about securing another vendor.

C. Maintenance

- Jim Foley reported he will be meeting with the construction company hired to inspect the fences and wood sometime in January.
- There is an issue with fountains 2 & 3. The pool vendor is working on the issues.
- A new spa cover was discussed. Tom Schmidt motioned to approve the proposal with the caveat that the warranty is at least one year. Laurel seconded and the motion passed unanimously.

D. Landscaping

- Chris Burns presented two tree maintenance proposals to the Board. Michael Toback motioned to approve the proposals. Drew Thrall seconded and the motion passed unanimously.

E. Newsletter

- Information on the gate. No one will be locked out without warning.
- Information about mailboxes

F. CC&R Committee

- Michael Toback reported drafts of the updated governing documents were received. The committee will review it before sharing it with the Board.

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. The 2025 Board election was discussed. Michael Toback motioned to appoint Jim Foley, Drew Thrall and Tom Schmidt to the Board by acclamation. Laurel Smith seconded, and the motion passed unanimously.
- B. Lighting upgrade: Michael Toback briefed the Board on a new system he has to monitor solar production. The one issue he ran into was power for the system. He will pull power from a lighting pole or one of the fountain pumps.
- C. The installation of a security gate was discussed. The issue with the City of Saratoga was resolved. Installation is proceeding. There are two change orders that will be discussed in Executive Session.

- D. Water at the Vineyards was discussed briefly
- E. The well project was not discussed.
- F. SB 326 inspection. Jim Foley reported that the report was completed.
- G. The Transparency Act was briefly discussed.
- H. Parking stickers were discussed briefly.
- I. Solar panels for the HOA were briefly discussed. A proposal has not been received.

ITEM VIII – Prior Meeting Executive Session Summary

The Executive Session in December was on legal matters.

ITEM IX – Hearings

The hearing for improper storage and maintenance of the patio at 19223 was held. The owner was not in attendance. Jim Foley briefed the Board on the issue on the patio of 19223.

The hearing for 19102 for improper recycling was held. The owner explained that her father had put the boxes on top of the recycling bin. She is aware of the rules and apologized for the issue.

The hearing for 19820 for improper recycling was held. The owner and his tenant were present. The tenant explained that her son put the boxes from a mattress out and he was not aware of the rules. She apologized and stated that it would not happen again.

The hearing for 19125 for improper recycling was held. The owner was present and stated he had left a box of ornaments out for people to take. Michael Toback explained this is not allowed.

The hearing for 19124 for improper recycling was held. The owners were present and stated they were unaware of any violations of the rules. They believe one of the owners' father had put the box at the recycling bin and they stated it would never happen again.

ITEM X – Adjournment

Jim Foley motioned to adjourn the meeting at 8:39 PM. Pam Nomura seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for February 13, 2025 immediately following the Annual Meeting. The meeting will be held at the Vineyards clubhouse and via Zoom.

Vineyards of Saratoga Homeowners Assoc.

Date