

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 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 (absent)

OTHERS PRESENT

Chris Burns	Homeowner
Jeff Klopotic	Homeowner
Susanne Sauter	Homeowner
Tony Fisher	Homeowner
Carolyn Carter	Homeowner
Katherine Weiss	Homeowner
Anne Johnson	Homeowner
Alison Carley	Homeowner

ITEM I - Call to Order

President Jim Foley called to order the Board of Directors meeting at 7:00 PM.

ITEMS II - Board Processes Observation Form

ITEMS III – Open Forum

Carolyn Carter requested algae be removed from her sidewalk.

Katherine Weiss reported trash is left outside dumpster containers at Enclosure #4/5.

Jim Foley said that Enclosure #8 had a huge mess.

ITEM IV– Review and Approval of the Minutes

The Board reviewed minutes from the February 13, 2025 Board of Directors Meeting and February 8th, 15th, 22nd, & 27th, 2025 Special Executive Session Meetings. Laurel Smith motioned to approve minutes for all the meetings as submitted. Michael Toback 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 February 28, 2025. Pam Nomura briefed the Board and members on the financials which are on budget.

Delinquencies were discussed.

A notice of delinquent assessment (NODA) for 19223 was reviewed. Tom Schmidt made a motion to approve the NODA. The motion was seconded and the motion passed unanimously.

B. Security

Tom Schmidt said that there were no new incidents to report.

Michael Toback reported on Security measures he is investigating with Security Surveillance Audio/Video and methods of the possibility of using power from the ethernet in the clubhouse.

- C. Maintenance
The Board asked about the spa cover. The Association Manager reported he dropped the ball and had not requested a proposal. He will contact SkyBlue for a proposal.
The BSC report on fence, gate, and other wood repairs was discussed. The idea of having a contractor replace all but a few of the fences. The Association Manager brought up hiring a construction manager for the project. Jim Foley liked the idea and asked to have a meeting setup. The Association Manager was also asked to open a work order to have Homeworx meet with Jim Foley to look at fences that need immediate repair.
- D. Landscaping
Chris Burns reported that the recent storm dropped several large branches. Commercial Tree had cleared them the next day.
- E. Newsletter
Garbage
Volunteer to track time garbage trucks go in then out Bellgrove across the street from the Vineyards.
- F. CC&R Committee
Michael Toback & Jim Foley reported that with regular meetings they have completed a review of the Bylaw and is about ¾ of the way through the CC&Rs.

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. Lighting upgrade: Michael Toback is still working on troubleshooting power usage.
- B. Jim Foley briefed the Board on two change orders for the gate installation. One of them is related to landscaping so they need input from Tim Dooling before proceeding. The other is for the installation of bollards to protect the gates. He wants to meet with Board members at the gate before approving the proposal. There are various other issues that have come up that are preventing. Laurel Smith motioned to give Jim Foley the authority to approve the change orders. Michael Toback seconded the motion passed unanimously.
- C. Water at the Vineyards—no new information
- D. The well project. On hold per Jim Foley
- E. Giving the SB 326 to homeowners was briefly discussed. The Board decided not to provide the report to homeowners.
- F. Parking Stickers – No discussion
- G. The Transparency Act is done for now. It will be removed from the agenda
- H. The Association Manager, Bill Oldfield, announced the results of vote for the IRS resolution and approval of the 2024 Annual Meeting minutes. The IRS resolution and 2024 Annual meeting minutes both passed with 56 votes for and 8 abstaining
- I. Solar panels – The Board asked the Association Manager to get a new contractor.

ITEM X – Adjournment

Laurel Smith motioned to adjourn the meeting at 8:17 PM. The next meeting of the Board of Directors is April, 10th 2025. The meeting will be held at the Vineyards clubhouse and via Zoom.
Respectfully submitted,

Laurel G. Smith, Secretary