

VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 10, 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
Tony Fisher	Homeowner
Parisa Babaheidarian	Homeowner

ITEM I - Call to Order

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

ITEMS II - Board Processes Observation Form

ITEMS III – Open Forum

Parisa Babaheidarian asked about adding additional signs showing the way to units. The Board will consider the idea.
Parisa Babaheidarian reported an incident where a man with two dogs had approached her and her cat and the dogs had been aggressive.
Tony Fisher asked to have the top of his chimney checked to ensure it was screened.
Laurel Smith stated she likes the yellow stanchions that were installed to protect the gates. She believes they should remain yellow.

ITEM IV– Review and Approval of the Minutes

The Board reviewed minutes from the March 13, 2025, Board of Directors Meeting, March 13, 2025 Executive Session Board of Directors Meeting and March 18, 2025 Emergency Board of Directors Meeting. Laurel Smith motioned to approve minutes for all the meetings as submitted. Pam Nomura 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 March 31, 2025. Michael Toback and Pam Nomura briefed the Board and members on the financials which are on budget.

The 2024-2025 year end close was discussed. The Board decided to close “as is” as recommended by the CMS accountant. The finance committee is going to contact the accountant about the possibility of revising the annual budget.

Delinquencies were discussed.

B. Security

Tom Schmidt reported on a license plate image that was pulled up in relation to an attempted vehicle break-in that happened since the last meeting. He stated that it appeared the vehicle had a cover over the license plate as other license plates were showing up clearly.

Michael Toback reported on his experience working to get an account to access the camera system. He was not happy with the service from Omini. He has contacted Security Surveillance Audio/Video again about their system.

C. Maintenance

Jim Foley reported he is working on updating information on roof repairs. He and Chris Burns are creating a chart which he will give to Xteria to get recommendations for repairs.

Jim Foley reported he still needs to meet with the construction manager, Jim Lyons, about the fencing project.

The semi-annual dumpsters were discussed. The Board decided to only order one dumpster and get a second if needed. The dumpster will be placed by enclosure #3.

D. Landscaping

Pam Nomura suggested reducing the amount of lawn in the community and doing more drought resistant landscaping. This would also help with the lifetime of the fences because water spray could be reduced by using more drip irrigation. Chris Burns reported that the landscaper has already been replacing sprinklers with drip irrigation.

Chris Burns reported on the issue of trees at four units where the trees are larger than it should be. She asked the Association Manager to send another letter to 19204 telling they need to remove the Japanese Maple.

E. Newsletter

Reminder about patio maintenance, especially, maintenance of trees and bushes. Information on the gates. Reminder that dogs while in the common area must be on leash and under control of the person with the dog(s)

F. CC&R Committee

Michael Toback reported the review of the CC&Rs and By-laws was completed, and a “rough draft” was sent to the Board for review. He needs to clean it up a little before sending it back to the attorneys.

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. Water at the Vineyards—no new information
- C. The well project. On hold per Jim Foley
- D. Parking Stickers – The Board asked to have this item removed from the agenda.
- E. Solar panels – The Board asked the Association Manager to get a new contractor.
- F. The gate is almost completed. The Association Manager reported he has not completed the setup of the account for Life Master. He will follow up with Don Reily and finish up the actions he needs to do to complete the setup. Once the gate is 100% complete the Board will hold a special meeting to go over the system with Sector Security.
- G. The CMS contract was reviewed. Michael Toback motioned to approve the contract. Laurel Smith seconded and the motion carried unanimously.

ITEM X – Adjournment

Michael Toback motioned to adjourn the meeting at 8:17 PM. The motion was seconded and passed unanimously. The next meeting of the Board of Directors is May, 8th 2025. The meeting will be held at the Vineyards clubhouse and via Zoom.

Respectfully submitted,

Laurel G. Smith, Secretary