

**The Vineyards of Saratoga Homeowners Association  
Special Board of Directors Meeting  
December 28, 2013  
Minutes**

**BOARD MEMBERS**

Jim Foley	President
Frank Hedges	Vice-President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Jim Turke	Director

**OTHERS PRESENT** Six other homeowners

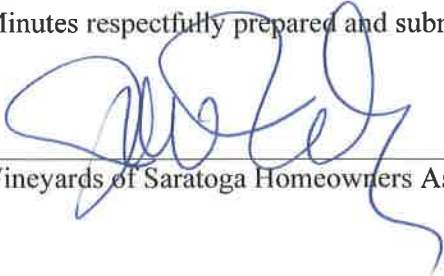
At 12:04 PM Jim Foley called the meeting to order. The following items were discussed:

- 1) The forthcoming election will be held at our annual HOA meeting on 2/13/14. We need to allow 30 days to give notice to all members. James Hillman, our attorney for the association, had sent a letter about candidacy that left us with some questions, which Jim and Frank will address with him.
- 2) We selected Saturday January 25, 2014 at 1:00 PM for a candidate's forum for homeowners to become acquainted with the candidates and address questions they may have. We will limit the time to three (3) minutes for each candidate to speak and the order of their speaking will be determined randomly. So far 5 or 6 people have indicated their interest in running for the Board of Directors.
- 3) Jim Foley reported that initially PGE and now Drainworks is addressing a gas leak in a pipe effecting units 19116 and 19117. (After the meeting the Board of Directors visited the site.) We discussed the need to investigate other similar situations at the Vineyards.
- 4) Jim Foley reported that he signed off on the change order involving \$150,000 on the wood structure repairs being conducted throughout the complex.
- 5) Frank asked that Gloria Felcyn supply the Board of Directors with a current summary of all the expenses having to do with the Clubhouse refurbishment so far.
- 6) Jim Foley reported that the resident of 19218 has evidence of water intrusion inside her condo caused by the power wash of the exterior prior to painting. It came through ventilation holes. The owner, the resident's father, believes major repairs are needed. Jim said there is no permanent damage. He will ask the painter to use a moisture meter to determine if any wetness persists.

The open meeting was closed at 12:45 AM

The Board of Directors adjourned into Executive Session to discuss homeowner issues.

Minutes respectfully prepared and submitted by Laurel G. Smith, Secretary

  
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Vineyards of Saratoga Homeowners Assoc.

9 JAN 14  
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Date