

**The Vineyards of Saratoga Homeowners Association
Special Study Board of Directors Meeting
To review and edit HOA Bylaws and CCR's
September 16, 2014
Minutes**

BOARD MEMBERS PRESENT

Jim Foley	President
Michael Toback	Vice-President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Paula Camporaso	

Prior to the scheduled meeting, at 6:35 PM all Board members, except for Gloria, met in an area adjacent to the garage of Unit 19539 to discuss the parking space located there. Measurements were taken and pros and cons were discussed regarding access to the sidewalk and other factors. The owner's (Michelle Powell) mother (Gene Powell) and one other Vineyards owner Chris Burns were also present just to observe. This investigation was done to inform the Board of certain items it will need to include in the revision of the CC&R's or the Rules or Regulations that affects all of the Vineyards owners.

All members of the Board, except Paula, joined Gloria at the clubhouse for the resumption of the Special Study meeting at 7:20 PM. Chris Burns, Jeff Klopotic and Frank Hedges attended as well. Most of the discussion was spent on leased property restrictions. The need for CMS to keep an up-to-date tabulation of properties that are rented, reliable contact information about all owners and renters, and regular mailing of the Grapevine newsletter to both groups were considered by all to be paramount. The Board wants to maintain FHA qualification and home values for all its owners.

A conundrum arises because it seems as though most new owners and renters do not read the governing documents of the Association. Rules are broken frequently because of this. The Board will work with Jeff Barnett on the wording for all the restrictions and requirements that are proposed In order that all owners and future tenants are properly apprised of all governing documents related to tenancies and other matters.

At 9:07 Jim Foley recessed the meeting until September 30, 2014 at 7:00 PM.

Respectfully submitted,

Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association



Date