

**The Vineyards of Saratoga Homeowners Association
Continuation of Special Study Board of Directors Meeting
To review and edit HOA Bylaws and CCR's
October 21, 2014
Minutes**

BOARD MEMBERS PRESENT

Jim Foley	President
Michael Toback	Vice-President
Laurel Smith	Secretary
Anna Scinciska	Director
Dave Katleman	Director

BOARD MEMBERS ABSENT

Paula Camporaso	Director
Gloria Felcyn	Treasurer

OTHERS PRESENT

Jeff Klopotic and Chris Burns

Jim Foley resumed the meeting at 6:30 PM. Before we entered discussion about the CC&R's, he brought us up to date regarding RB&B pending legislation and short-term rentals going on in the Bay Area, especially San Francisco. We want to prohibit these types of rentals from happening at The Vineyards. We will take up the question of leasing vs licensing with Jeff, our attorney, and page 18 of 158 of the CC&Rs. We discussed occupancy limits of the condos and will submit the conclusion we came to with Jeff: A one-bedroom unit may accommodate up to three people, a two-bedroom four people, and a three-bed room unit six people.

The wording regarding Maintenance of Vineyards units is an important section of the CCR's that requires our concentrated attention. We described several scenarios that could cause confusion and even possible litigation, if the wording regarding who is responsible for maintenance and repair--the owners, the HOA, or contractors—is not as clear as possible.

The definitions of exclusive use common areas, common areas and interiors of units need to be spelled out clearly as well. Michael will write a draft for us about what constitutes negligence for our next meeting.

Assignment for the NEXT meeting on October 30 at 6:30 PM: read Section 8.02 page 61, items 1-4.

Future study meetings are scheduled at **6:30 PM** on the following dates in addition to regular Board meetings listed below.

October 30 -- Thursday.

November 6 – Thursday.

November 11 – Tuesday (Veterans Day)

November 13 – (Regular Board meeting)

November 18 – Tuesday

Jim recessed the Study meeting at 8:40 PM and it will resume on October 30 at 6:30.

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association

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Date