

**The Vineyards of Saratoga Homeowners Association**  
**Continuation of Special Study Board of Directors Meeting**  
**To review and edit HOA Bylaws and CCR's**  
**October 30, 2014**  
Minutes

**BOARD MEMBERS PRESENT**

Jim Foley	President
Michael Toback	Vice-President
Laurel Smith	Secretary
Anna Scinciska	Director
Paula Camporaso	Director

**BOARD MEMBERS ABSENT**

Gloria Felcyn	Treasurer
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**OTHERS PRESENT**

Frank Hedges and Jeff Klopotic

Jim Foley resumed the meeting at 6:34 PM. He had received comments from Gloria, which we will discuss at a later time after we complete our review of **maintenance** at The Vineyards.

He brought an article from ECHO in a recent email regarding a new CA law pertaining to Informal Dispute Resolutions. Owners will be able bring legal counsel to those appointments. (In the past The Vineyards Board has used those sessions as fact-finding opportunities in which the Board expresses allegations and evidence and the owner expresses his/her point of view. This will be discussed further at the general meeting of the Board who will need to include IDR changes in the CC&R's.

Regarding maintenance, Jim gave an example of how important careful investigation is required when damage has occurred in a Vineyards unit. The owner at 19631 discovered mold behind bathroom wallpaper. It was assumed moisture had come from one source, when in reality it was from another, for which major repair is needed and will be the responsibility of the HOA.

The Board began an item-by-item review of Exhibit C "Maintenance Duties," pages 130 to 132, adding and/or consolidating items. Shared plumbing connections between some of the Vineyards units were discussed and clarified. Wording was broadened to include a definition of Telecommunications.

Mike will bring us a draft describing negligence to our next meeting and we will continue with discussion on Maintenance Duties **ON PAGE 133**.

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

- November 6 – Thursday.
- November 11 – Tuesday (Veterans Day)
- November 13 – (Regular Board meeting) at 7:00 PM
- November 18 – Tuesday

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

Respectfully, submitted,  
Laurel G. Smith, Secretary

  
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Vineyards of Saratoga Homeowners Association

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Date