

**The Vineyards of Saratoga Homeowners Association**  
**Continuation of Special Study Board of Directors Meeting**  
**To review and edit HOA Bylaws and CCR's**  
**November 18, 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, Frank Hedges, and Chris Burns

Jim Foley resumed the meeting at 6:39 PM. Before we entered discussion about the CC&R's, Jim brought up a concern of the owner at 19401 whose furnace has failed. He showed pictures of the site where a new air conditioner could be installed outside the unit. Chris Burns, the chair of the Landscape Committee, confirmed the location as acceptable. The Board found no objections to proceeding with our permission to install it.

Frank Hedges was presented with a black baseball cap emblazoned with 5 stars and "Security" in bold white letters, to honor his role as the Vineyard's head of the Security committee.

At 6:51 PM we resumed our discussion of Article IX of the CC&Rs. A generous discussion followed concerning a draft Mike had written for an insert we are planning for the Maintenance section of the CC&Rs. It relates to how much restoration the HOA is responsible for vs the owner. Edits were made and Mike will bring a revised draft to our next meeting.

**Assignment for the NEXT meeting on December 4 at 6:30 PM: Study Article IX starting on page 72 of 158 and the first few pages of Article X.**

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

December 4 – Thursday	January 8 – Regular Board Mtg.
December 11 – Regular Board Meeting	January 22 -- Thursday
December 16 – Tuesday	January 29 -- Thursday
December 23 – Tuesday	

Jim recessed the Study meeting at 8:40 PM and it will resume on December 4 at 6:30.

Respectfully, submitted,  
Laurel G. Smith, Secretary

  
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Vineyards of Saratoga Homeowners Association

  
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Date