

**The Vineyards of Saratoga Homeowners Association
Continuation of Special Study Board of Directors Meeting
To review and edit HOA Bylaws and CCR's
December 4, 2014 Minutes**

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Jeff Klopotic , Frank Hedges, and Chris Burns

Jim Foley resumed the meeting at 6:32 PM. Before we entered discussion about the CC&R's, Jim brought up the concerns the Board has had with excessively high bills from the San Jose Water Company (SJW) and the email our HOA lawyer James Hillman sent to Jim on December 3, 2014. Our higher water bills seem to have begun when we converted from old to new meters. After active discussion, Mike made the motion that we file a claim against SJW with the PUC. Laurel seconded the motion. In addition, Jim said he will contact James Hillman and Luis Heredia at CMS to get help to work on a request that SJW describe to us their methods and calculations; what is the basis of their billing of the Vineyards. (We discussed how suing SJW was out of the question because it would be too expensive and likely futile.) Gloria suggested that if the water bill on "autopay," that it be taken off in order for the Board to maintain more control over our payments.

At 6:52 PM just before we resumed our discussion of Article IX and X 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. Mike brought a revised draft to which Jim had made edits. Anna will work on refining the wording for our review on Dec 11.

In discussing Article IX and X, we deliberated on the definition of Licensees, variances, solar installations and state laws regarding solar, always mindful that the wording we use will have an effect on interpretations by future Boards.

Assignment for the NEXT meeting on December 16 at 6:30 PM: Study the remainder of Article X

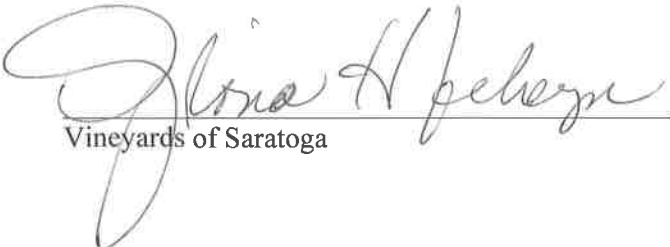
Future study meetings are scheduled at **6:30 PM** on the following dates in addition to regular Board meetings at 7:00 PM listed below.

December 11 – Regular Board Mtg.
December 16 – Tuesday
December 23 – Tuesday

January 8 – Regular Board Mtg.
January 22 -- Thursday
January 29 -- Thursday

Jim recessed the Study meeting at 8:32 PM and it will resume on December 16 at 6:30.

Respectfully submitted,
Laurel Smith, Secretary


Vineyards of Saratoga


Date