

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

BOARD MEMBERS PRESENT

Jim Foley	President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scinciska	Director
Dave Katleman	Director

MEMBERS ABSENT

Michael Toback	Vice-President
Paula Camporaso	Director

OTHERS PRESENT

Jeff Klopotic

Jim Foley resumed the meeting at 6:35 PM. Before launching into discussion about the CC&R's, Jim brought up concerns about Assembly Bill 2188 which has to do with solar panel installations on residences. Roofs are common areas at The Vineyards. The terms "owner use" or deeded property and "owner control" regarding exclusive use of common area were discussed. More input from Vice President Mike Toback's will be sought. The current Echo magazine on page 11 has some information.

Discussion and revisions were made about Article 9.06 (Electric Vehicle Charging Stations), 9.07 Maintenance Responsibilities and the beginning of Article X Use of Properties and Restrictions 10.01 Residential Use, 10.02 Common Area prohibitions against noxious activities. We reviewed Article X up to 10.07.

Assignment for the NEXT meeting on December 23 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 23 – Tuesday
January 8 – Regular Board Meeting
January 22 -- Thursday
January 29 -- Thursday

Jim recessed the Study meeting at 8:25 PM and it will resume on December 23 at 6:30.

Respectfully submitted,

Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association

1-12-15
Date