

**The Vineyards of Saratoga Homeowners Association  
Continuation of Special Study Board of Directors Meeting  
To review and edit HOA Bylaws and CCR's  
January 22, 2015 Minutes**

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBER ABSENT**

Paula Camporaso	Director
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**OTHERS PRESENT:** Frank Hedges, Chris Burns and Jeff Klopotic

Jim Foley resumed the meeting at 6:37 PM. Anna stated her concerns about the white stretch limo that has been parked on the north perimeter of the complex. No one knew of the owner. Jim will check on it.

We discussed the way the HOA handles reports from owners who describe having subterranean termite infestation—a common occurrence since the complex was built over a former prune orchard. The most recent case concerns unit 19554 and a price quote from their contractor of \$1100 to treat the problem in a common area of the unit. It is the HOA's responsibility to handle common area problems and will do so at its discretion. Jim said he will notify the owner that the HOA will not authorize or pay for this service now. (Treatment for subterranean termites is guaranteed for only three months, Jim said.)

We discussed at length the Occupancy Form that we are requesting all residents and owners complete. We looked at two versions of the form: One that Jim designed and a variation of it that Anna and Paula worked on. The BoD asked Anna to consolidate the two forms and send it to us for comment.

At 7:36 we began our more detailed discussion of the CCR's to edit and clarify 10.07 Signs, 10.08 Business Activities, 10.09 Garbage and Storage, 10.10 Exterior Storage and Appliances, and 10.11 No Common Area Maintenance by Owner.

**Our assignment for the NEXT meeting is to STUDY THE REMAINDER OF ARTICLE X STARTING AT 10.12 and ARTICLE XI IN THE CC&R'S**

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

**January 29 – Thursday  
February 3 – Tuesday  
February 12 – Thursday (Reg BoD Mtg) @ 7)**

**February 17 – Tuesday  
February 19 – Thursday  
February 26 – Thursday**

Jim recessed the Study meeting at 8:53 PM and it will resume on **January 29 at 6:30**

Respectfully, submitted,  
Laurel G. Smith, Secretary

  
Vineyards of Saratoga Homeowners Association

3-12-15  
Date