

**The Vineyards of Saratoga Homeowners Association  
Continuation of Special Study Board of Directors Meeting  
To review and edit HOA Bylaws and CCR's  
January 29, 2015 Minutes**

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

Paula Camporaso	Director
Michael Toback	Director

**ALSO PRESENT:** Frank Hedges

Jim Foley resumed the meeting at 6:35 PM and introduced a topic that relates to the section of the CC&R's scheduled for this meeting. It pertained to units 19215, an upstairs unit, and 19216 located below that unit.

At the last meeting of the Board of Directors, the 19215 owner requested, by showing a contractors drawing, the installation of a new window in her bathroom. She was asked at that time to submit a formal written request to the Board of Directors. Since then she also has attempted to install hardwood flooring. This attempt was reported by the owner of 19216 while the installation was being prepped. Jim Foley clarified with the 19215 owner that hardwood is not permitted to be installed. (She exchanged the hardwood for carpet which has been installed.)

We discussed the importance of maintaining the soundness, livability, and quality of life that our structures provide. Locations of windows at The Vineyards were designed to insure privacy and attractiveness of the buildings and should not be added to. Soft surface floors in living/dining/bedroom areas insure proper sound mitigation. Changing wall configurations can cause problems as well. We were able to clarify these points in Article 10.13 and parts of Article IX.

Dave will email the owner in 19215 to inform her that her informal request to cut a new window has been denied.

We discussed briefly the latest draft of the Occupancy Form, made a few adjustments and voted unanimously to accept it. The edited form will be available on the website.

**Our assignment for the NEXT meeting is to STUDY THE REMAINDER OF ARTICLE X, STARTING AT the top of page 85 letter (e) 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.

**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 8:32 PM and it will resume on **February 3rd at 6:30.**

Respectfully, submitted,  
Laurel G. Smith, Secretary

  
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Vineyards of Saratoga Homeowners Association

  
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Date