

**The Vineyards of Saratoga Homeowners Association
Continuation of Special Study Board of Directors Meeting
To review and edit HOA Bylaws and CCR's
February 17, 2015 Minutes**

BOARD MEMBERS PRESENT

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

Jim Foley resumed the meeting at 6:34 PM, with brief discussions regarding reliable and reasonable window replacement contractors.

With respect to our current work on the HOA CC&Rs, Jim reported on water that has caused damage to unit 19109 from a leak from unit 19110. There is also a water problem between 19422 and 19421. Since the Vineyards HOA owns the walls between these units, the owners' and the Vineyards insurance companies are involved. Jim will follow up with Luis Heredia and the owners, insurers and contractors to make sure the repairs are done right and that the liable parties are fulfilling their responsibilities.

At 6:45 CCR discussion resumed on page 89, Article X, Section 10.29. No changes were made. Section 10.30, which is printed in italics for an unknown reason and which limits Association responsibility, was found to be confusing by the Board. Michael will attempt to clarify this after reading a recent Echo article on the subject. Jeff Barnett, our legal consultant, will be approached about this when at the review meeting. Section 10.31 was accepted as written.

Article XI, Easements engendered discussion about the differentiation between "easements" and "permission-giving" by the association to utilities. Jim will work on the rewording of Section 11.03 with the inclusion of wording about the Subdivision Map for the Vineyards.

Article XII, Insurance, liability, fire and extended coverage, director and officer liability, and mortgage, were clarified and our current coverage was identified. The words "owner" and "member" were clarified as well. Opinions from our lawyer and our insurers will be sought regarding Sections 12.03, 12.05, and 12.06.

Article XIII, Reconstruction and Insurance Distribution Proceeds deals with extensive as well as minor destruction of Vineyards property. Section 13.06 regarding Minor Repair and Reconstruction will need input from Jeff Barnett. Jim recessed the meeting at 8:47.

We will resume discussion at Article XIII, Section 13.07 page 99 at our next meeting.

Future study meetings are scheduled at **6:30 PM** on the following dates.

February 19 – Thursday

February 26 – Thursday

Be prepared to plan for more meeting times in March.

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association



Date