

**The Vineyards of Saratoga Homeowners Association
Continuation of Special Study Board of Directors Meeting
To review and edit HOA Bylaws and CCR's
February 26, 2015 Minutes**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

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| Michael Toback | Director |
| Paula Camporaso | Director |

OTHER MEMBERS PRESENT

Ann Johnson and Frank Hedges

Jim Foley resumed the meeting at 6:32 PM, with preliminary discussions regarding two units that have water damage problems from leaks in water heaters' plumbing from upstairs units. (Ann Johnson is one of the owners of one if the downstairs units.) The Board has become very aware that Pacific Diversified Insurance (PDI), the Vineyards insurance company, has not expedited the whole repair process with the other owners' insurance companies in a timely or effective manner and will discuss at a later date what further action to take with PDI.

The Board agreed to have Jim authorize Luis Heredia, CMS manager, to order the repair work to commence on Ann Johnson's unit. On 2/25/15, Jim accompanied the inspector from American Leak Detection (ALD) at the building in which Carol Luny's unit 19421 is located. Long and complex piping from the unit above was discovered revealing a leak under Carol's lower unit's concrete slab under her closet floor. Possible repair scenarios were discussed, after which the Board decided to have ALD commence going through the slab to make repairs.

At 7:19 CCR discussion resumed on page 113, Article XV, Section 15.10, Emergency Situations and 15.11 Board Discretion. No significant changes were made on these or on Article XVI, Amendment of Declaration.

After going through all of Article XVII with lengthy discussion, the Board decided to bring this entire Article to Jeff Barnett, our attorney for the CCRs, for clarification and possible editing. They would like to see Section 17.18 moved to the beginning the article as an introductory paragraph.

Article XVIII was accepted as is. Article XIX, General Provisions, has wording that some Board members thought should moved to the beginning of the CCR's. Further discussion was postponed to our next meeting when the Board hopes to complete the CCRs review before commencing work on the Operating Rules of the Association. Jim recessed the meeting at 8:40PM.

We will resume discussion at Artcile XIX and Exhibits A and B at our next meeting.

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

FEBRUARY 26, MARCH 5, 19, and 26 – All Thursdays

March 12 is the regular HOA meeting at 7:00 PM

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association



Date