

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

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Paula Camporaso	Director
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OTHER MEMBERS PRESENT

Chris Burns and Frank Hedges

Jim Foley resumed the meeting at 6:32 PM, with preliminary discussions regarding unit 19421 pipe leak that has caused water damage problems to the unit below. After receiving bids from two contractors with different approaches to solving the problem, Jim Foley presented them to the Board. The Board voted to go with New Pipes plan to solve the problem. No invasion of the cement slab under the lower unit's closet will be needed. Entry to the pipes behind the walls in the 19421 unit will be done by going behind mirrors and thus avoiding taking out fixtures.

The Unit 19305 noise nuisance problem is in the hands of James Hillman, our HOA lawyer. A letter from him to the owner is forthcoming. The claims of the owner that, since the previous owner made the problem causing changes in the structure, he is not responsible, appear to be ungrounded.

At 7:00 Operating Rules/CCR discussion resumed using the draft that Laurel had made from Jim Foley's 2013 draft of the Rules and Regulations. The paragraphs were read and evaluated one after the other, determining if any of the items that are in the CC&R's should be used at all. Some were retained with concerns for renters who may not study the CC&Rs carefully.

The introductory paragraph was clarified. Common Area Use, Maintenance, Lighting, Landscaping and Garbage Collection were edited. Laurel volunteered to rewrite those, incorporating the changes, and send them to the Board.

Special Meeting Discussion will resume at **"Clubhouse" on page 5 for the next meeting on April 2.** Time for that meeting is scheduled at **6:30 PM.**

Anna and Laurel reported that they believe they will be able to finish the recording of all of the changes the Board made to Jeff Barnett's draft of the Bylaws and CC&Rs at their next meeting which is scheduled Tuesday March 31. The Board has not decided yet where, how and who from the Board will attend the meeting with Mr. Barnett and/or his paralegal.

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association



Date