

The Vineyards of Saratoga Homeowners Association
Continuation of Special Study Board of Directors Meeting
To review and edit HOA Bylaws, CCR's, and Operating Rules
April 2, 2015 Minutes

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Paula Camporaso	Director
Dave Katleman	Director

OTHER MEMBER PRESENT

Frank Hedges

Jim Foley resumed the meeting at 6:31 PM, with preliminary discussion regarding Unit 19631. Michael reported that the California law and our current CC&Rs do not require the HOA to pay owners of condominiums for loss of use. The owner is responsible for repairs of inside the units. The Vineyards paid for the repair of the outside of the unit and an inspection to detect mold. The Board has not received receipts for the work that the owner had done on the interior area. Jim volunteered to send an email to the owner advising him that since receipts for the work he had done have not be forthcoming to CMS, the Board has denied his request.

Michael suggested that we add more defining words to the CC&Rs regarding our Meet and Confer policy. Any owner may request this type of meeting with the Board, which then must set a time for such meeting within 14 days of the request or at the next Board meeting, which ever is greater.

Regarding Draft 5 of the Operating Rules, Jim brought the Board copies of the Clubhouse Rental Agreement and Rules and Regulations to aid in the discussion of Section 6.0 in the Operating Rules. Some minor changes were made on the front to remind renters of the need for insurance. Laurel will change the numbering to reflect that Clubhouse Rentals 6.9 and move it to a separate Section 7.0. She will also incorporate some of the rental rules on the list into the 6.0 Operating Rules to avoid redundancies in 7.0.

Real estate signs, Christmas tree removal (Jim will check to see what company is taking care of these), electric vehicle charging (removed from ORs), parking restrictions for length of vehicles, and swimming pool restrictions for diapered and under the age of 10 children were discussed and amendments made.

At 8:44 PM Jim adjourned the meeting until it is resumed on April 16, 2015.

At the next meeting two items will be discussed along with the rest of the ORs: Fire lane use for emergency vehicles only and the clarifying of the wording of decks versus balconies.
The regular Board Meeting is on April 9 at 7:00 PM.

Special Meeting Discussions will resume at 6.0 for the next meeting on April 16. Additional meetings will be on April 23 and April 30. Time for these meetings is scheduled at 6:30 PM.

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association



Date