

**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**

May 26, 2015

Minutes

BOARD MEMBERS PRESENT

Jim Foley	President
Michael Toback	Vice-President
Laurel Smith	Secretary
Anna Scicinska	Director
Dave Katleman	Director

BOARD MEMBERS ABSENT

Paula Camporaso	Director
Gloria Felcyn	Treasurer

OTHER MEMBERS PRESENT

None

Jim Foley resumed the meeting at 7:00 PM. Before the Board reviewed the Operating Rules, Jim reported to the Board that, in addition to the **cigarette butts** that were found on the sidewalk near the clubhouse, he discovered some near the air conditioner there. So far no individual has been identified. Observers are urged to take photographs.

Jim also reported for Chris Burns and the Landscape committee that 20-40 of the **Chinese Elms** are showing severe signs of stress. Davey Trees has proposed deep watering in June and August, when they treat the redwoods, at a cost of \$800 each time. The Board approved the proposal.

Laurel suggested that the Board be united in its understanding and accepting of the revised **governing documents**, and that it plan carefully before these are presented for approval by the membership. Anna suggested that the Board supply owners with a FAQ sheet ahead of time that would cover the rationale concerning major changes, eg. Limit on the number of rental units allowed.

The Board acknowledged that it has been unsuccessful in having the **power pole** on the northeast corner be removed from Vineyards property. ATT claims that it is on the neighbor (to the north) Dr. Abram's property. As far as the Board knows, a letter to Dr. Abrams requesting the pole's removal has never been sent. Jim said that he would expedite getting a letter sent through CMS, maintaining a friendly tone in its wording.

Laurel reminded the Board that it had not evaluated the community manager since Luis Heredia was assigned to The Vineyards by CMS. All agreed to read "**How to Evaluate Your HOA Manager**" in the January 2015 ECHO magazine in preparation for discussion at the next Board meeting.

Dave reported that he recently met with Comcast regarding installation of **Wi Fi internet and cable TV at the Clubhouse**. (Approximately \$140/month) The current ATT DSL (no TV) connection has a monthly cost of \$130. Internet is required for the security system to operate, and should to be in place for protection from theft of the new appliances etc during and subsequent to the upcoming kitchen renovation. Dave will contact Luis Heredia at CMS to obtain an electrician for some of the installation and request work be done between 6/2 and 6/11 when Jim is able to be present. It has not been determined if the current internal wiring can be used for the TV. If not, conduits may have to be installed outside the building. The Board has not determined exactly if a TV should be installed and, if so, how the TV use will be allotted to residents. It will need more Board meeting time to discuss this. The Board requested that Dave obtain an estimate for Internet and TV services from ATT.

Jim urged the Board to avoid requesting costly (\$250) **mass mailings** to the membership unless absolutely necessary and to consolidate mailings whenever possible.

After discussion of the acrimonious response from **Murray Powell's** lawyer to the Vineyard's attorney James Hillman's letter, and the value of using the insurance company, Laurel moved that the case be turned over to the Vineyards' insurance company. Anna seconded the motion that passed unanimously.

The **Operating Rules** received its final review by the Board, which discussed some comments and edits Jim had made earlier. Laurel will send Draft #10 to the Board and for Jim to submit to Jeff Barnett.

Jim adjourned the meeting at 8:55 PM. No further Special Study Meetings are scheduled. The next regular monthly HOA meeting is Wednesday June 17, 2015 at 7:00 PM.

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association

7-9-15

Date