

**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**

June 27, 2015 Minutes

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Paula Camporaso Director

OTHER MEMBERS PRESENT

Jan Scicinska, Chris Burns, Frank Hedges, Jeff Klopotic, and Unit19212 owner

Jim Foley resumed the meeting at 8:05 AM. Before the Board reviewed the Operating Rules, he opened discussion for the various projects underway:

KITCHEN – Since the contractor did not have a valid permit to go forward, work stopped on the kitchen this past week. Jim Foley will pay the necessary permit fees to the City of Saratoga on Monday and address concerns with the contractor regarding electrical outlets. He will forward a letter to the Board that was originally sent by the City verifying that the Clubhouse is not commercial property and therefore not subject to certain requirements.

POOL FENCE/GATES—despite all delays and the multiple contractors needed, the work has finally been completed on repair and locks. The perpetrator of the recent vandalism has not been discovered. The Board urged Anna to include an article regarding this and fostering good community life in the next Grapevine.

CLUBHOUSE INTERNET/WIFI/ALARM SYSTEM--- Jim explained that when the original alarm system was installed it required a phone line and DSL components—which were analog. Dave reported that we have been paying \$150/month for this slow (2.5 mbs) and limited service. He said we can get digital16mbs and use cell phone service for \$90/month with Comcast.

MAILBOXES---The Vineyards has had 4 mailbox break-ins in the last 12 months—incidents we have never experienced before. The USPS has been very slow in doing replacement/repair services. Costs, relocating boxes to a central location, and other suggestions were discussed. Laurel volunteered to contact Luis Heredia at CMS and obtain catalogs and other information.

DANGEROUS PETS---The owner at 19623 appears to be controlling his dog's excessive barking and is making efforts to keep the dog from threatening other people and dogs. He has needed reminders from the Board to get a proper permit for work done on his unit and to keep his garage door closed. The Board requested Chris Burns and the Landscape Committee to write an article for Grapevine urging owners like him to not allow their dogs to urinate on grass.

The **Operating Rules** and the comments that lawyer Jeff Barnett made were discussed at length and certain edits/adjustments were made. Laurel will send Draft #11 to the Board and for Jim to submit to Jeff Barnett.

One Board member reported that Paula's unit has been sold. The Board decided to wait until the February Board Election to replace her.

Jim adjourned the meeting at 10:45 AM. The next regular monthly HOA meeting is Wednesday July 9, 2015 at 7:00 PM.

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association



Date