

**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  
July 22, 2015 Minutes**

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBER ABSENT**

Michael Toback	Vice-President
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**OTHER MEMBERS PRESENT**

Chris Burns, Frank Hedges, and Jeff Klopotic

Jim Foley resumed the meeting at 8:02 PM. Before the Board reviewed the Operating Rules, he opened discussion with two major community concerns:

1. **Garbage**--Increased amounts of recycle and regular garbage, irresponsible disposal by Vineyards residents, and illegal dumping by people from outside the Vineyards. At least two factors are influencing the volume of trash: More residents are living at the Vineyards than ever before and more materials are now allowed as recyclable. Various remedies were discussed including expensive additional garbage pickups, providing more dumpster enclosures, and replacing current recycle bins with larger ones. Jim and Chris will measure the current enclosures to determine if there is room for larger recycle containers and will check with the garbage company to see what larger containers are available. (Current yearly budget for garbage pickup is \$41,700.)
2. **Children urinating at or around swimming pools:** Example-- A child was seen urinating on the deck at the large pool last Sunday. The Board agreed to send a warning letter to the owner involved. As soon as the Operating Rules have been clarified, new signs will need to be posted containing pertinent pool rules.

The June 30, 2015 letter from lawyer Jeff Barnett containing a list of sections of the CCRs was discussed including portions of Articles, VII, VIII, X, XI, XII, Exhibit A, and prohibition of Below Market Unit sales within The Vineyards.

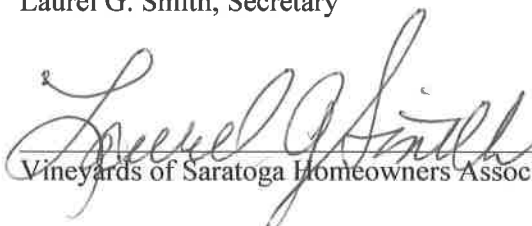
**Action items for 8/11 meeting.**

1. Jim will locate the papers he has that describes the easement into the Cox property at the far northwest corner of The Vineyards
2. Board members to reconcile CCR's from our corrections of March 24 and Jeff Barnett's of June 30 are assigned the CCR Articles as follows: Jim: 1-5, 11, Laurel & Gloria: 6,7,8, Anna: 9, Laurel: 10 (completed), Gloria: 12,13, All: 17. (All materials had been emailed earlier to the Board.) Three binders will be passed among us to complete our assignments:

Jim adjourned the meeting at 8:45 PM to resume **at the next Special Study Meeting:  
August 11, 2015 at 6:30 PM**

The next regular monthly HOA meeting is Wednesday August 13, 2015 at 7:00 PM

Respectfully, submitted,  
Laurel G. Smith, Secretary

  
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Vineyards of Saratoga Homeowners Association

  
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Date