

**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  
August 11, 2015 Minutes**

**BOARD MEMBERS PRESENT**

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

**OTHER MEMBER PRESENT**

Frank Hedges

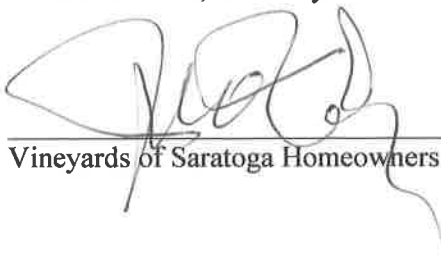
Jim Foley resumed the meeting at 6:32 PM. Before the Board reviewed the CC&R's, the Board discussed four pressing community concerns:

1. Laurel reported that the **electronic key fob** does not work on the Large Pool gates. **Jim will report this again to Luis.** He was under the impression that repairs had just been made the morning of this meeting.
2. **FHA Approval Expiration Notice:** Board members received a copy of this in our 8/13 board packet from Credo Approval Processing Center of America in Ventura, CA. Jim will check his records from when he completed the application one year ago and the legitimacy of the company that unsolicited contacted The Vineyards. The Board urged him to take whatever actions were necessary to maintain our FHA approval status, including paying a fee.
3. **Kitchen remodel resumption:** Jim Foley will arrange a meeting with Don Carpenter to go over remaining details on wiring, counters, and other miscellaneous areas in the clubhouse that need completion including varnishing thresholds, painting, and wall hole repairs. He asked that Laurel, Gloria, and Dave be in attendance. Tentative date: 8/18 at 6:00 PM.
4. **Mailboxes:** Anna asked that discussion about them be added to the 8/13 agenda.

Articles I through V of the CC&R's were discussed in detail with regard to the discoveries and recommendations Jim presented as a result from his assigned review of them. Anna marked the items in the colored copy that will be given to Lawyer Jeff Barnett for his edits. Long discussion ensued especially regarding occupancy limits with the majority of those present agreeing upon a maximum of 3 per 1-bedroom unit, 4 per 2-bedroom unit, and 5 per 3-bedroom unit. Jim will discuss with Barnett as to where to include these limits in the CC&Rs for both owners and renters. Also "bootleg units" will be discussed with him concerning owners who have added or removed walls or reconfigured their units in some way to increase the number of rooms. They need to be held to the occupancy rate based on the original design of the unit. Parts or all of Article V were considered to be more at home in the Bylaws, depending on the direction and approval of Barnett.

Jim adjourned the meeting at 8:45 PM to resume **at the next Special Study Meeting: August 18, 2015 at 6:30 PM.** The next regular monthly HOA meeting is Thursday August 13, 2015 at 7:00 PM

Respectfully, submitted,  
Laurel G. Smith, Secretary



---

Vineyards of Saratoga Homeowners Association

10 SEP 15  
Date