

**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 18, 2015 Minutes**

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Dave Katleman	Director
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OTHER MEMBER PRESENT

Frank Hedges and Chris Burns

Jim Foley resumed the meeting at 6:30 PM. Before it reviewed the CC&R's, the Board discussed pressing evidence of the jeopardy that some owners currently place the Vineyards community, the seriousness and volume that has not been experienced before in the Board's collective memory. Board members urged Jim Foley to write a formal letter to all owners and renters describing the concerns, the need and benefit of abiding by established rules, and the consequences of noncompliance, all of which will be spelled out in more detail in the revised Bylaws, CC&R's, and Operating Rules. Jim will send the Board his draft.

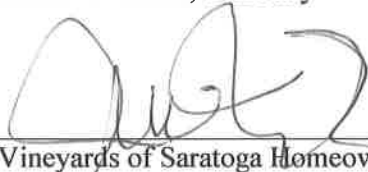
Review of the CC&Rs resumed on page 7 and continued through Articles, VI, VII, VIII, and IX. Notations were made by Anna and Jim on the working copy for Jeff Barnett to advise on or change. Parts of the Bylaws and the CCR's that need to be reconciled were identified.

Chris Burns, Landscape Committee chair, requested time near the end of the meeting to discuss the Vineyards drought-stressed trees and increased water bill implications that would occur if watering were increased. Chris Burns will retrieve bills from 2014 as well as this year. Members will be advised to conserve water. Chris also gave input for the Operating Rules concerning unattended dogs left on decks or patios and the disturbances they cause.

Jim adjourned the meeting at 8:33 PM to resume **at the next Special Study Meeting: August 25, 2015 at 6:30 PM** when, starting with Article X, the CC&Rs will be reviewed.

The next regular monthly HOA meeting is Thursday, September 10, 2015 at 7:00 PM

Respectfully, submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Association

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Date