

**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 31, 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

OTHER MEMBER PRESENT

Frank Hedges
and two other member observers whose names I do not know.

Jim Foley resumed the meeting at 6:37 PM and reviewed with the Board the edits they sent concerning the draft of a letter he plans to send, on behalf of the Board, to the entire membership, concerning the increased number of governing documents' infractions.

Jim has information for Article XI on Easements, including the subdivision map, and he will determine how to arrange those; he will share the results at the next meeting.

Gloria reported further on the sections she discussed with The Vineyards' insurance company agent Katie in Article XII, especially determining where liability and insurance responsibilities lie with the Owner or the Association.

Articles VIII through XIX and Exhibit C were reviewed for Anna to complete the markings of the draft that she will be send to Jim Foley for Association attorney Jeff Barnett.

The Board discussed how and when the final Bylaws and CC&R's will be presented for vote to the membership. Jim will seek advice from Jeff Barnett as to how to efficiently expedite the process. Eighty-three owners are needed for passage. The Board will decide when to introduce the revised Operating Rules in anticipation that of all Governing documents be in operation before the election in February.

Jim adjourned the meeting at 8:15 PM to resume **at the next Special Study Meeting which is yet to be determined.**

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



Date