

**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
November 10, 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 MEMBERS PRESENT

Frank Hedges, Chris Burns

Jim Foley resumed the meeting at 6:36 PM with discussion of two time-sensitive items requiring discussion and decisions by the Board:

1. A contractor's proposal of \$7500 has been received for removing the cracked concrete slab in unit 19310. The Board voted to approve this expenditure. The nearby Redwood tree and root removal as well as replacement of the slab will incur additional costs. Jim has kept the Vineyards insurance company informed. The Vineyards arborist will be consulted.

2. Jim Foley and Michael Toback recently met with the mediator Brad Benning and the Vineyards insurance company lawyer Ethan Lowry regarding liability concerning water damage to Unit 19631. The mediator carried on negotiations between them and the former owner Murray Powell in a nearby room. A settlement of \$9100 was arrived at, against Mr. Powell's claim of \$15 K+, with the Vineyards insurance company agreeing to pay \$5000 and the HOA paying \$4100 to Mr. Powell.

Three items that could affect the CC&R's or Operating Rules were discussed:

1. CMS manager Luis Heredia in a recent email has indicated concern about how the Board conducts hearings for CC&R infractions by owners and the recording of the results in the minutes. Frank reminded the Board that HOA hearings are Administrative and not judicial. We may allow hearsay testimony. The Board agreed to insert information about hearings in the Bylaws or C&Rs and to insure transparency in our deliberations.

2. Assembly Bill No.1448 and the use of clotheslines and drying racks was discussed. Attempts were made to decipher the difference between back yards and patios, apartments and the Vineyards condos, and HOAs etc. The Board wants clarifying wording added to the CC&Rs after conferring with Jeff Barnett. Section 4750.10 (e) of the law contains wording that the Board would like to incorporate: "Nothing in this section shall prohibit an association from establishing and enforcing reasonable rules governing clotheslines or drying racks."

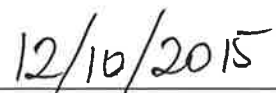
5. When Jim and Laurel review the CC&Rs later this week, they will locate the recent addition of solar panel restrictions to make sure they are worded according to the Board's limits.

Jim adjourned the meeting at 8:30 PM to resume **at the next Special Study Meeting: November 17, 2015 at 6:30 PM.** The next regular monthly HOA meeting is Thursday November 12, 2015 at 7:00 PM

Respectfully submitted,
Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Assoc.



Date