

**The Vineyards of Saratoga Homeowners Association
Emergency Board of Directors Meeting**

April 18, 2016 Minutes

BOARD MEMBERS PRESENT

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

OTHER MEMBER PRESENT

Chris Burns

Jim Foley called the meeting to order at 7:31 PM with discussion of two time-sensitive concerns requiring discussion and decisions by the Board:

The owner of unit 19310 Mr. Samer Shahariha has submitted to the Board by email copies of receipts and credit card statement for materials he may be intending for use in the restoration of his unit. (The downstairs cement subfloor incurred serious damage from a large root of a redwood tree outside his patio.)

The Board discussed the possible financial responsibilities the HOA and Mr. Shahariha that need to be clarified. (The HOA's insurance company will not cover gradually occurring property damage over a long period of time, as is the case in point.)

After a lengthy review, the Board requested that Jim Foley email the owner and tell him to go ahead and get a second opinion, which Mr. Shahariha had suggested in his recent email.

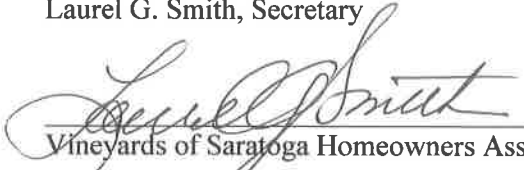
Jim Foley was also asked to contact Luis Heredia at CMS to obtain a copy of the owner's landlord insurance policy and the three invoices for previous plumbing work that the HOA had ordered for the unit since 2012. To avoid owners' confusion and frustration, the Board acknowledged the need in the future to advise owners that when major structural work is planned, that it could take up to a year for it to be completed.

The second item on the agenda was to determine if the HOA could do anything about a car that has been seen parked and driven on the perimeter road around the Vineyards wafting strong odor of marijuana. It shows no Vineyards parking permit sticker and therefore the owner is unknown to the HOA. The Board decided to wait until the recent written requests for completed Occupancy forms are tabulated to see if the owner complies with the HOA Rules. If not, he/she will be notified to come to a hearing.

Jim adjourned the meeting at 8:35 PM. The next regular Board meeting will be May 13, 2016 at 7:00 PM.

Respectfully submitted,

Laurel G. Smith, Secretary



Vineyards of Saratoga Homeowners Assoc.



Date