

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

**May 7, 2016 Minutes**

**BOARD MEMBERS PRESENT**

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

**OTHER MEMBER PRESENT**

Chris Burns

Jim Foley called the meeting to order at 9:05 AM with discussion of time-sensitive concerns requiring discussion and decisions by the Board:

1. Tree over by 310 – we have authorization to take it out with a group of trees. The other trees are doing better, so will just do just one tree. Commercial \$3400 without a crane, Davey \$5380 with a crane. Anna Scicinska made a motion to accept Commercial's quoted, Gloria seconded the motion and the motion carried unanimously for a reserves expenditure of \$3,400.00.
2. 304 – Plumbing in units are back-to-back Plumbing leaked under slab in 304 and came up in 302. 301 and 302 are on one shutoff, 303 and 304 are on the other. The owner, Mary Ellen Swigert was remodeling her bathroom shortly after she bought the place in February and wanted to replace the tub with a shower. Gloria asked, do you need to get board approval when you replace tub with shower? Answer no, but they need a building permit. We don't think they got one. The floor was jackhammered because the drain pipe was not up to current code (now 3" was 2", was OK when it was built). Replacing it is a judgment call.

The piping was soft copper piping. The life of soft copper piping is 30-40 years. New pipes said that the damage to the piping was caused by the plumber, but that the pipe was old.

When we redid the clubhouse, we spent an additional \$15K to re-pipe even though it wasn't a problem.

The plumber tore up the bathroom floor and the wall behind the vanity. It's probable from what New Pipes found that the plumber caused the issue.

The concrete floor is HOA property and she should have asked the HOA. She breached the moisture proof barrier.

The board discussed whether or not this is an issue that the owner needs to fix. If that's the case, since she damaged the slab and caused damaged other units, whether or not she also needs to pay for our inspectors to improve it.

Board inspection showed that she damaged a bearing wall when she remodeled her bathroom. The common wall between 302 and 304.

Gloria made a motion that pursuant to extensive discussion in an emergency board meeting called by and attended to by a quorum of the board on May 7, 2016 and after an extensive review

of the facts pertaining to building #41, it is the decision of the board that the homeowner of unit 304 is responsible for all needed and necessary repairs and damages caused by a major remodel to her bathroom As such:

1. inform the owner that it is her responsibility to repair the pipes with our inspection at her cost.
2. inform the owner that If she chooses not to or does not respond by Friday May 13, we will cure it for her and the we will the do a special assessment to her unit.
3. Inform the owner that we believe that the slab may have been damaged and if this is the case and it is not cured it will be your responsibility to repair any damages to the building that may occur in the future. Anna seconded the motion and the motion carried unanimously

Gloria addressed the board that we need a letter from the President informing people that the owners are responsible for a lot of things they aren't aware of, such as carrying landlord insurance. Anna responded that this letter should go out with the CC&R updates. Jim will look into this.

We believe all of the slabs may have soft copper piping. This is not in our reserve study. Gloria is going to investigate whether or not it's there.

310 – we have not seen the policy, but from the declaration it is a homeowners policy and so we believe it is not loss of use. We are also still waiting for the invoices from Luis

Meeting adjourned at 10:20 Jim adjourned the meeting at 10:20 AM. The next regular Board meeting will be May 12, 2016 at 7:00 PM.

Respectfully submitted,

Laurel G. Smith, Secretary

  
Vineyards of Saratoga Homeowners Assoc.

  
Date