

**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
July 20, 2016 Minutes**

BOARD MEMBERS PRESENT

Jim Foley	President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Jeffrey Klopotic	Director

BOARD MEMBER ABSENT

Michael Toback	Vice-President
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OTHER MEMBERS PRESENT

Tom Schmidt and Chris Burns

Jim Foley resumed the meeting at 6:32 PM. He went through Anna's notes on the CC&R's. He had consulted with Jeff Barnett about the easement next door to the Vineyards.

The Board discussed homeowners' insurance policies. Jim will ask Jeff Barnett about the appropriate wording we should use in the CC&R's.

At 6:45 the Board went through Exhibit C and D and after discussion, Anna made the following notes for needed changes:

1. p122 HVAC, controls, piping and wiring
2. Attics ? p 12 - 13 Section 2.02 c)
3. p 113 Plumbing ???
4. p 115 and railing Patios and balconies ?
5. p 116 Skylight move (only after ... Board) to first column
Attic ?
6. p 117 Cabinets (kitchen, bathroom, etc)
7. p 118 Exclusive use storage space
Trees and other plants
Presence of mold, mildew or fungi in Unit
8. p 119 Cost of temporary relocation; maintenance or replacement of the areas
p 120 Exhibit D Add heading & cite source

Index Add exhibits B, C and D

Jim adjourned the meeting at 8:10 PM to resume **at the next Special Study Meeting: July 28 at 6:30 PM**, to review of Exhibit C and Operating Rules draft #12.

The next regular monthly HOA meeting is Thursday, August 11, at 7:00 PM

Respectfully submitted,

Laurel Smith, Secretary



Vineyards of Saratoga Homeowners Assoc.



Date