

**VINEYARDS OF SARATOGA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 27, 2023**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Charles Sudderth	Director
Tom Schmidt	Director
Pam Nomura	Director

OTHERS PRESENT

Bill Oldfield	Community Management Services, Inc.
Chris Burns	Homeowner
Grace Howley	Homeowner

ITEM I - Call to Order –President Jim Foley called to order the Board of Directors meeting at 7:02 PM.

ITEM II – Open Forum

Nothing reported.

ITEM III – Hearing

Michael Toback explained the hearing process to Grace Howley. Grace Howley stated she moved and put her unit up for rent for financial reasons. She stated she felt it was unfair for she was not being allowed to rent the property out so just did it. Ms. Howley stated she was aware this was in violation of the CC&Rs as she had seen other people renting so did not see harm in renting out the property and apologize. The Association Manager reminded Ms. Howley and the Board that she had been advised via email, on two occasions, that she needed to have permission from the Board to rent her property. And that before they could consider her request the other people waiting received permission and also that the percentage of total rentals was under 25%. Michael Toback explained the reasoning behind the rules that were put in place. Gloria Felcyn asked if tenants were still in the property. Ms. Howley stated the tenant is moving out August 3rd and she is putting her unit on the market August 9th. There were no further questions or statements for the hearing.

ITEM IV – Adjournment

Gloria motioned to adjourn the meeting at 7:24 PM. Tom seconded, and the motion passed unanimously. The next meeting of the Board of Directors is scheduled for August 10, 2023. The meeting will be held at Vineyards clubhouse.

Vineyards of Saratoga Homeowners Assoc.

Date