

**ROUND HILL ESTATES NORTH POA
BOARD OF DIRECTORS MEETING
ROUND HILL COUNTRY CLUB
SEPTEMBER 28, 2010 AT 7:00 PM**

PRESENT:	Steve Lange	President	(2010)
	Vacant	Vice President	(2010)
	Habib Amin	Secretary	(2010)
	Suzanne Swirnow	Treasurer	(2010)
	Valerie Schooley	Director	(2010)
	Dale Welch	Director	(2010)
	Vacant	Director	(2010)

*Denotes Absent. MSC denotes a motion seconded and carried.
Also present: Hudson Management: Bob Lewis and Jan Gracer, and five homeowners.
Board member Suzanne Swirnow attended the meeting via conference call.

CALL TO ORDER

President Steve Lange called the meeting to order at 7:41 P.M. at Round Hill Country Club.

ITEMS REQUIRING BOARD ACTION

ARCHITECTURAL APPLICATION FROM 101 SUGAR CREEK LANE:

MSC to dismiss the architectural application for tree removal at 101 Sugar Creek Lane, as the tree removal permit must come from the county. Motion: Lange, 2nd Amin (5-0)

MINUTES:

MSC to approve the minutes of the July 27, 2010 meeting as submitted. Motion: Amin, 2nd Schooley (5-0)

FINANCIAL REPORT:

MSC to table the July 31, 2010 and August 31, 2010 financial reports to allow additional time for review. Motion: Swirnow, 2nd Amin (5-0)

2010 BOARD ELECTION:

MSC to not conduct a 2010 Board of Directors election, since there are fewer candidates than there are positions available. The Board will be elected by acclamation at the annual informational meeting of the membership on November 30, 2010 at the Round Hill Country Club at 7:15 PM. The IRS Excess Income Resolution will be considered for approval by the membership at the annual Christmas meeting on December 5, 2010 at the Round Hill Country Club. Motion Lange, 2nd Welch (5-0)

ARCHITECTURAL REQUIREMENTS AT 164 CHANTICLEER LANE:

MSC to approve as complete the architectural work done at 164 Chanticleer Lane. The owners will be sent a copy of the report from the Association's consultant, Borrecco / Kilian and Associates, indicating that the architectural issues have been minimally addressed by the owners. Motion Swirnow, 2nd Lange. (5-0)

ARCHITECTURAL FEES:

MSC to table the issue of architectural fees to the November meeting to allow additional time to finalize the changes being proposed by the architectural committee.

ENTRYWAY BEAUTIFICATION:

MSC to table the entryway beautification project until 2011 to allow additional time for Board to review the scope, specifications and parcel map for the project.

APPROVAL OF ENGINEERING WORK FOR LOWER CHANTICLEER LANE:

MSC to formally approve the proposal from Cal Engineering and Geology for the engineering work on the lower Chanticleer Lane road stabilization project at a cost of \$8380. Motion: Lange, 2nd Amin. (5-0)

PROPOSAL FOR PARKING SIGN INSTALLATION:

MSC to approve the proposal for the purchase of parking signs fro Bay Area Barricade at a cost of \$184.35 and installation for a total not to exceed \$500. Motion: Lange, 2nd Welch. (5-0)

EXECUTIVE SESSION:

The Board recessed to an executive session to review status of delinquent homeowners.

ARCHITECTURAL APPLICATION FOR 500 OAKSHIRE PLACE:

MSC to approve the revised architectural application for 500 Oakshire Place for construction of a new home on the parcel. Motion Welch, 2nd Amin. (5-0).

SETTLEMENT OF 504 OAKSHIRE PLACE ARCHITECTURAL PLAN DEFICIENCIES:

MSC to approve the settlement, which included payment of \$9,000 in fines, pertaining to the architectural plan deficiencies at 504 Oakshire Place as recommended by to the Association's attorney. Motion: Lange, 2nd Schooley. (5-0)

ARCHITECTURAL APPLICATION FOR 507 OAKSHIRE PLACE:

MSC to approve the revised architectural application for 507 Oakshire Place for remodeling and expansion of the kitchen. Motion Welch, 2nd Amin. (5-0).

FAILURE TO MAINTAIN PAYMENT PLAN:

MSC to determine that APN # 193-700-014-7 has failed to maintain the approved payment plan and that the account will be returned to the collection process at the point it was before the payment plan was approved. Motion: Swirnow, 2nd Lange. (5-0)

REQUEST TO REDUCE COLLECTION FEES:

MSC to approve reducing collection fees at APN #193-700-046-9. ASAP Collection will be asked if they are willing to reduce their fees, Hudson Management will reduce their fees to \$100 and the Board will waive all late fees and penalties. Motion: Amin, 2nd Lange. (5-0)

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REQUEST TO REDUCE COLLECTION FEES:

MSC to deny the request for reducing collection fees at APN #193-700-019-6. Motion: Lange, 2nd Swirnow. (5-0)

NEXT MEETING:

The next Board meeting will be held Tuesday, November 30, 2010 at 7:15 P.M. at the Round Hill Country Club. This will include the annual informational meeting of the membership

ADJOURNMENT:

With no further business to conduct, MSC to adjourn at 9:18 P.M. Motion: Lange 2nd Amin. (5-0)

Respectfully submitted,

Habib Amin, Secretary
Round Hill Estates North HOA

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