

**ROUND HILL ESTATES NORTH POA{PRIVATE }
BOARD OF DIRECTORS MEETING
ROUND HILL COUNTRY CLUB
SEPTEMBER 27, 2011 AT 7:00 PM**

PRESENT:	Steve Lange	President	(2011)
	Valerie Schooley	Vice President	(2011)
	Habib Amin	Secretary	(2011)
	Suzanne Swirnow*	Treasurer	(2011)
	Dale Welch	Director	(2011)
	Vacant	Director	(2011)
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*Denotes Absent. MSC denotes a motion seconded and carried.
Also present: Hudson Management: Bob Lewis, and ten homeowners.

CALL TO ORDER

President Steve Lange called the meeting to order at 7:20 P.M. at Round Hill Country Club. There was a presentation by Officer Smith of the Contra Costa Sheriffs Department on parking and traffic issues at Round Hill North.

ITEMS REQUIRING BOARD ACTION

ARCHITECTURAL APPLICATION FROM 74 INCLINE GREEN:

MSC to approve the architectural application from the owner at 74 Incline Green of the painting of the home. Motion: Lange, 2nd Schooley. (4-0)

ARCHITECTURAL APPLICATION FROM 65 INVERRARY LANE:

MSC to formally approve the architectural application from the owner at 65 Inverrary Lane for the installation of an automatic gate. The Board confirmed that the conditions of having approval of the neighbors on the street, and sign-off by the county fire district and garbage company had been met by the applicant, along with the three conditions recommended by the Architectural Review Committee, that the gate be installed on the existing posts, that all visitors park inside the gate and that the motor not be loud enough to disturb adjacent neighbors. Motion: Lange, 2nd Schooley. (4-0)

ARCHITECTURAL APPLICATION FROM 420 OAKSHIRE PLACE:

MSC to approve the architectural application from the owner at 420 Oakshire Place for the installation of windows and skylights at the home. Motion: Lange, 2nd Schooley.(4-0)

ARCHITECTURAL APPLICATION FROM 416 OAKSHIRE PLACE:

MSC to approve the architectural application from the owner at 416 Oakshire Place for the installation of a hobby vineyard in the back yard of the home. Motion: Lange, 2nd Schooley. (4-0)

ARCHITECTURAL APPLICATION FROM 55 OCEAN PINES LANE:

MSC to request the landscape consultant to review the plans for the spa and fire pit installation at 55 Ocean Pines Lane before approval. Motion: Lange, 2nd Amin. (4-0)

ARCHITECTURAL APPLICATION FROM 500 OAKSHIRE PLACE:

MSC to require the applicant at 500 Oakshire Place to meet with the architectural consultant Dewell and members of the architectural review committee for a preliminary discussion on plans for the new home construction, before formal consideration by the ARC and the Board. Motion: Lange, 2nd Amin. (4-0)

MINUTES:

MSC to approve the regular meeting minutes and executive session minutes of the July 26, 2011 as submitted. Motion: Lange, 2nd Schooley. (4-0)

FINANCIAL REPORTS:

MSC to table the July 31, 2011 and August 31, 2011 financial reports, to allow the treasurer time to review. Motion: Schooley, 2nd Amin. (4-0)

FRONT ENTRYWAY BEAUTIFICATION PROJECT:

MSC to table the front entryway beautification project to the November meeting and send a letter to the owner on the Association's intentions. Motion: Welch, 2nd Amin. (4-0)

PROPOSAL FOR TEMPORARY REPAIRS TO LOWER CHANTICLEER ROAD:

MSC to approve the proposal from American Asphalt for the temporary repairs to lower Chanticleer Road at a cost of \$3800. The larger project for the stabilization of the road will be tabled to spring 2012 to allow the Board to have the bids evaluated by the engineer who developed the scope and specifications. Motion Lange, 2nd Welch. (4-0)

PROPOSAL FOR BENCH INSTALLATION ON BILTMORE ROUNDABOUT:

MSC to approve the proposal from Cleary Brothers to install a bench, irrigation upgrades and related landscaping on the Biltmore roundabout at a cost of \$6800. Motion: Lange, 2nd Schooley. (4-0)

PROPOSAL FOR PLANTER IMPROVEMENTS:

MSC to deny the proposal from Cleary Brothers to install planter improvements on the Biltmore roundabout at a cost of \$1425. Motion Lange, 2nd Amin. (4-0)

REPLACEMENT OF STREET SIGNS:

MSC to approve the replacement of the street signs throughout the Association at a cost of \$41,242.39. The no parking signs will not be included in the replacement. Motion: Schooley, 2nd Lange. (4-0)

BOARD ELECTION:

MSC to elect by acclamation Allen Timmons, Valerie Schooley, Steve Lange, Habib Amin, Dale Welch and Suzanne Swirnow for one-year terms on the Board of Directors. The membership will approve the IRS Excess Income Resolution for the year ending June 30, 2012, at the December 4, 2011 Holiday Party. Motion: Lange, 2nd Welch.

APPROVAL OF YEAR-END FINANCIALS:

MSC to approve the June 30, 2011 year-end financial statements provided by Larry D. Johnson, CPA. The financials will be mailed to the membership by October 31, 2011. Motion: Lange, 2nd Amin. (4-0)

EXECUTIVE SESSION:

The Board recessed to an executive session at 9:10 PM to discuss disciplinary issues on two homeowners.

NEXT MEETING:

The next Board meeting will be held Tuesday, November 29, 2011 at 7:15 P.M. at the Round Hill Country Club.

ADJOURNMENT:

With no further business to conduct, the Board reconvened into regular session and MSC to adjourn at 9:22 P.M. Motion: Schooley, 2nd Lange. (4-0)

Respectfully submitted,

Habib Amin, Secretary
Round Hill Estates North HOA