

ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
ALAMO, CALIFORNIA

ANNUAL MEETING MINUTES

October 22, 2002

MINUTES

ITEM I. - CALL TO ORDER/ VERIFICATION OF QUORUM

The Annual Membership Meeting of the Round Hill Estates North Property Owners' Association was held on October 22, 2002, at the Round Hill Country Club, located at 3169 Round Hill Road in Alamo, California. Seventy-nine (79) owners, present in person or by proxy, represented proof of quorum. The meeting was called to order at 7:13 p.m.

ITEM II. - INTRODUCTION OF THE BOARD, ATTORNEY AND MANAGEMENT

The members of the Board and Charlie Mitchell of Community Care Property Management introduced themselves to the owners.

ITEM III. - BOARD REPORT(S)

The Board gave an overview of Association's activities that transpired during the past year.

ITEM IV. - ELECTION OF DIRECTORS

The Board president explained how the voting for the five (5) directors for one-year terms would be conducted. The incumbent nominees were Dale Welch, Jake Bercu and George Yaron, and the other nominees were Steve Lange and Valerie Schooley. Nominations were then requested from the floor. Inasmuch as there were no nominations, upon a motion duly made and seconded, it was unanimously agreed to close nominations. The nominees introduced themselves to the owners. It was announced that cumulative voting is allowed by the Governing Documents. Voting by secret ballot then took place. The ballots were presented to the inspectors of election for counting. The resolution regarding excess assessments was tabled. A drawing for one quarter's dues was held, and it was announced that the winner was Habib Hamin (563 Oakshire). Nominations were then requested from the floor for a Nominating Committee. Inasmuch as there were no nominations, upon a motion duly made and seconded, it was unanimously agreed to close nominations. The spokesperson for the inspectors of the election announced that Dale Welch, Jake Bercu, George Yaron, Steve Lange and Valerie Schooley were elected as Directors.

ITEM V. - UNFINISHED (OLD) BUSINESS

None at this time.

ITEM VI. - NEW BUSINESS

The Board fielded questions regarding road maintenance, the Tracy Lane matter, and the common area landscaping at the main entrance.

ITEM VII. - NEXT MEETING DATE AND ADJOURNMENT

The next Annual Membership Meeting will be held in October 2003 at a place and time to be announced at a later date.

With no further business to come before the membership, a motion was duly made and seconded, with unanimous approval, to adjourn this meeting at 8:51 p.m.