

ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
ALAMO, CALIFORNIA

RECONVENED ANNUAL MEETING

February 23, 1999

MINUTES

ITEM I. - CALL TO ORDER/ VERIFICATION OF QUORUM

The Reconvened Annual Membership Meeting of the Round Hill Estates North Property Owners' Association was held on February 23, 1999, at the Round Hill Country Club, located at 3169 Round Hill Road in Alamo, California. Proof of quorum was represented by forty-seven (47) owners, present in person or by proxy. The meeting was called to order at 7:18 p.m.

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

The members of the Board, Marty Fleisher of Jeffer, Mangels, Butler & Marmaro LLP, and Charlie and Carol 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, Paul Rudnick, explained how the voting for the three (3) directors for two-year terms would be conducted. The incumbent nominees were Hank Leibowitz, Ron Lodder, and Dale Welch, and the other nominees were Lilly Gwilliam and Steve Lange. It was announced that cumulative voting is allowed by the Governing Documents. Joseph Bonn, F.X. McLellan, and Barbara Koch were appointed to serve as the inspectors of the election. Voting by secret ballot then took place. The ballots were presented to the inspectors of election for counting. The spokesperson for the inspectors of the election announced that Hank Leibowitz, Ron Lodder, and Dale Welch were elected as Directors.

ITEM V. - UNFINISHED (OLD) BUSINESS

The Board fielded questions regarding the following Association topics: notification that increasing the size of the Board would require an amendment of the by-laws; the tabling of the proposed modification of the circle at the top of the hill due to cost; the acquisition of bids for the slide near lots 113-115; retainment of an architect to assist with architectural matters; and an explanation of the restrictions of the confidentiality agreement resulting from the lawsuit brought by five (5) owners.

Regarding the 4th and 5th amendments to the CC&Rs, it was reported that: 1) eighty-nine (89) of one-hundred fifty-four (154) owners (58%) returned their ballots, of which eighty-one (81) voted in favor of it and five (5) voted in opposition; 2) fifty-eight (58) percent does not meet the approval requirement indicated in the CC&Rs; 3) inasmuch as the law allows the Association

to seek the approval of amendments which are approved by more than a majority of the owners (but less than that required in the CC&Rs), the Board has determined that it will file a Petition with the Superior Court for approval of the 4th and 5th amendments; 4) each owner will receive a written notice from the Court when the petition is filed, which will indicate the hearing date, but because they are not being served as parties, they do not need to appear in Court; and 5) any owner who has questions is encouraged to contact the Association.

ITEM VI. - NEW BUSINESS

The Board fielded questions regarding the following Association topics: the standard for weed abatement on lots and the status of the Round Hill Community Directory.

ITEM VII. - NEXT MEETING DATE AND ADJOURNMENT

The next Annual Membership Meeting will be held in October 1999 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 9:08 p.m.