

ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
ALAMO, CALIFORNIA

BOARD OF DIRECTORS' MEETING

April 25, 2000

MINUTES

A meeting of the Board of Directors (BOD) of the Round Hill Estates North Property Owners' Association was held on April 25, 2000, at the Round Hill Country Club Pavilion at 3183 Round Hill Road in Alamo, California.

ITEM I. - CALL TO ORDER

The meeting was called to order at 7:04 p.m.

ITEM II. - ROLL CALL

Paul Rudnick*	President	October 2001
Barry Crawford	VP/Treasurer	October 2001
Dale Welch	Secretary	October 2000
Ron Lodder	Director	October 2000
Hank Leibowitz*	Director	October 2000

* Indicates absence

Charlie Mitchell of Community Care Property Management was also present.

ITEM III. - SECURITY COMMITTEE PRESENTATION

The Security Committee reported that a meeting is scheduled for May 11, 2000. In addition the survey results are ready to go to a consultant for review.

ITEM IV. - ARCHITECTURAL/LANDSCAPE MATTERS

Crawford announced that the appeal of the approval of lot 58's plans would not be considered on the agenda, due to the hospitalization of the Association's consulting architect.

The Board discussed with the owner of lot 153, who indicated he had been out of the country, the issue of landscaping that has never been installed per his approved plan. This owner indicated he could not locate from his wife the copy of plans sent by management, and as a result the Board agreed to have the plans resent.

The stairs/landscaping plans of lot 105 will be forwarded to the Association's architect for review, especially regarding matters that involve potential view obstruction.

The pool and landscaping plans of lot 29 will be forwarded to the Association's architect for review.

The Board unanimously agreed to notify the owner of lot 130 of the potential encroachment problem and that Rudnick will oversee this matter.

In response to an incident form, the Board disused the following matters regarding lot 107 (left unfinished, due to construction defect litigation): 1) garbage cans that can be seen from the front street; 2) high weeds; and 3) several pallets of construction material not moved behind the wall. A neighbor indicated that the owner of this lot would not be ready at this time to address this issue, due to a family tragedy. Thus, several owners in attendance agreed to contact this owner and organize volunteers to assist this owner at this time.

Discussion regarding 154 Chanticleer was postponed because Rudnick was not available to give a report.

The Board was provided with Kimbrell's report in their Board packet regarding lot 53.

In response to concerns from owners present at the meeting, the Board unanimously agreed to provide these owners with copies of the plans of lot 25 and to discuss this matter at the next meeting in order to give these owners time to review the plans.

ITEM V. - HOMEOWNER CONCERNS/OPEN FORUM

None at this time.

ITEM VI. - APPROVAL OF MINUTES

It was MSC (Lodder/Welch) to approve the Board meeting minutes of 3/28/00.

ITEM VII. - UNFINISHED BUSINESS

It was MSC (Lodder/Welch) to extend the deadline by which ballots must be received for the 1st, 2nd, and 3rd amendments until 5/31/00, but the Board reserves the right to extend the deadline if sufficient responses have not been received.

ITEM VIII. - FINANCIAL REPORT

1. The Board reviewed the financial statements for the period ending 3/31/00.
2. The Board reviewed the projected monthly cash flow report.
3. The Board reviewed the delinquency/aging report.
4. The Board reviewed the disbursement journal, and the Board signed the checks indicated on the aforementioned.

ITEM IX. - NEW BUSINESS

It was MSC (Lodder/Welch) to approve the 2000/2001 Budget with a monthly assessment amount of \$246 and the elimination of the special assessment.

The Board unanimously agreed to refer the wall of lot 32 to Rudnick to oversee.

The Board unanimously agreed to acquire a bid for a reserve study.

It was MSC (Welch/Lodder) to approve Smith's bid for an audit of the Association's financial records for 1999/2000.

ITEM X. - EXECUTIVE SESSION

The Board discussed legal matters.

ITEM XI. - NEXT MEETING DATE AND ADJOURNMENT

The time, date, and location of the next meeting of the Board of Directors will be 7:00 p.m. on 5/30/00 at the Round Hill Club Pavilion at 3183 Round Hill Road in Alamo, California.

The meeting was adjourned at 9:58 p.m.