

ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 24, 2007

PRESENT:

President	Steve Lange
Vice-President	Mazi Ghorbani
Treasurer	Joe Bonn
Director	Dale Welch
Director	Yamo Deniz

ABSENT:

Director	Habib Amin
Secretary	Margaret Palma

ALSO PRESENT: Lisa Bockus, Common Interest Management Services and many homeowners.

CALL TO ORDER: S. Lange called the regular meeting of the Board of Directors to order at 7:08 p.m.

HOMEOWNER FORUM:

Tom Boardman was present from EBMUD to notify the membership that EBMUD is preparing environmental studies for a project that includes about 1700' of pipeline in Chanticleer Lane. Residents most affected by construction activities would include those from 115 Sugar Creek Ct to 195 Chanticleer Lane. The main reason for this upgrade is to replace the 6" pipeline to a 12" pipe line. The proposed work will begin in the fall of 2009. The Board informed EBMUD that Chanticleer Lane was recently resealed and any asphalt that is dug up due to the construction work will have to be resurfaced and not just patched. Concerns were also raised in regard to the lack of water pressure within the development (currently at 28PSI; normal is 50-60PSI). The main concern is that if there is a major fire, the hydrants in the upper region most certainly do not have the flow/pressure of what would be considered safe by modern standards. EBMUD informed the Board that they would take these concerns into consideration, but the Board should consider contacting the fire department to voice their concerns. EBMUD explained that as soon as the design and environmental study are complete, they will be back to make a presentation to the membership regarding their plans to move forward with the work and that there will also be a public hearing for owners to voice their concerns.

APPROVAL OF MINUTES:

Board of Director's meeting of March 6, 2007 – Upon a motion and second duly made, the minutes from the March 6, 2007 Board of Directors meeting were unanimously approved as presented.

COMMITTEE REPORTS:

Architectural – Mazi Ghorbani reviewed the architectural status report with the Board of Directors regarding current projects throughout the development.

Property Value Improvement Committee – Yamo was present to give the report. He advised that that he will remain on the PVI Committee; however, he will be looking for a new chairperson of the Committee as he feels it is a conflict of interest serving on the

Board and as the Chairperson of the PVI Committee. Yamo reported that he will speak with the other members on the Committee to see who might be interested in serving as the Chair/Liaison to the Board.

Welcoming/Social Committee – Management was asked to follow up with Glenda Sonu to see if she might be interested in taking Valerie Schooley's place on the welcoming committee.

FINANCIAL REPORT:

Joe Bonn reviewed the financial report for the month ending March 31, 2007, and provided a verbal report as to account balances, income and expenses year-to-date, and reserve component funding as shown on the report (refer to Financial Statement).

All owners in the 30, 60, and 90 day A/R column of the March 31, 2007 financial reports are to be sent to collection in accordance with the timelines of the collection policy, including, but not limited to, recording a lien against the property.

MANAGING AGENTS REPORT:

Ms. Bockus reported on the status of checklist items, (opened and closed) and miscellaneous correspondence.

OLD BUSINESS:

Slide on Palmetto Dunes Lane/Tanbark Lane – Management informed the Board that the Insurance Agent has not provided a response to our claim request and we should expect a response within the next two weeks.

Directional Sign – It was reported that Maddux Signs still does not have the sign ready. Management recommended that if the sign is not ready by the next meeting to have another sign company bid on making the sign.

No Parking Signs/Decorative Parking Signs – The Board requested Management to research if the fire lane no parking signs within the community can be substituted for red curbs. Management informed the Board that section 22500.1 of California Vehicle Code requires that a fire lane be designation by either (1) a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane or (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle. Mazi requested that Management have a proposal ready for the Board's review at the next meeting. Steve also mentioned that the PVI Committee should be informed of the plans to replace the street signs as well as be included on the final choice and approval of the proposed poles/signs.

Weed Abatement Proposals – Management submitted a bid from Cleary Brothers and Golden Palms for weed abatement for the Association's Common Areas. Cleary Brothers' proposal was for \$7,755.00 and Golden Palms' proposal was for \$19,600.00. Upon a motion and second duly made, the Board approved the proposal from Cleary Brothers.

NEW BUSINESS:

2007/2008 Budget – Management presented a draft of the 2007/2008 budget for the Board's review. Upon a motion and second duly made, the Board approved the budget as presented. The assessment for 2007/2008 will remain at \$320.00 per quarter.

ADJOURNMENT:

There being no further business to come before the Board and upon a motion and second duly made, the Board adjourned the meeting at 10:05 p.m.

TIME AND PLACE OF NEXT MEETING:

The next Board of Directors Meeting will be held on June 5, 2007 @ 7:15 p.m at the Round Hill Country Club.

EXECUTIVE SESSION:

The Board met briefly following the regular meeting to discuss individual lot enforcement and delinquent accounts.

Submitted by, Lisa Bockus,
Recording Secretary
For Margaret Palma Association Secretary