

ROUND HILL ESTATES NORTH PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

August 28, 2007 - Minutes

Present: Steve Lange, President
Yamo Deniz, Director
Dale Welch, Director
Habib Amin

Absent: Mazi Ghorbani, VP
Margaret Palma, Secretary
Joe Bonn

Management Present: Valorie Lambert, CIMS .

CALL TO ORDER: Steve Lange called the meeting to order at 7:15

HOMEOWNER FORUM: None

APPROVAL OF MINUTES:

- The minutes from the Board of Director's meeting of July 31, 2007 were approved as written with the addition of the meeting date. MSC

FINANCIAL REPORTS:

- The Financial report for period ending July 31, 2007 was briefly discussed. The treasurer was not in attendance, but had requested some reclassification of fines to legal expense.

COMMITTEE REPORTS:

- Architectural Review Committee : No report
- Property Value Improvement Committee: Yamo is working to get people to serve on this committee. Annual Meeting agenda item.
- Welcoming Committee: Check for new homeowners for the last 2 months. Give the names to the committee – Glenda
- Nominating Committee: Several board members have talked to homeowners who may be interested in serving on the Board.

MANAGING AGENTS REPORTS: *The following reports were provided to the Board for their information – no action needed.*

- Action Item List
- Misc. Correspondence
- Arch/Landscaping Spreadsheet
- Site Inspection
- Landscaper Monthly Report

OLD BUSINESS:

- Slide on Palmetto Dunes/Tanbark: Attorney advised the Operating funds should be used to make any repair. Discussion was held on cause of slide and the suggested fixes. Action Item for Board is to review bid from Cal Engineering. Ask engineer for minimum action for repair of slide.
- Directional Sign: Several design options were reviewed and ideas discussed to make the sign more understandable to visitors. Drawing was generated with the ideas and will be forwarded to the sign company.
- Decorative Street Poles/Signs: Project is on hold for now, as County Street Engineering told us that since the poles were not ours, we could not just changes them. They are supposed to mail us specifications and the steps we would need to go through to make any changes.
- Landscape Beautification: Habib talked with the homeowner most affected by the prospective landscaping, and he was agreeable, just wanted some say in the final plans. Encroachment easement is needed from the County. Management will fill out as much of this form as possible and forward to Habib.

NEW BUSINESS:

- Landscape bid: Add water well or dams around the tree to help hold the water. Bid approved. MSC Give us price to add bubblers for watering the trees.
- Noise Mitigation: Steve checked rules from several Cities in the area for ideas. A draft rule will be put together by next meeting.

ADJOURN TO EXECUTIVE SESSION: 8:45 pm

- Agenda Items to include - Individual Lot Enforcement, Legal Matters & Delinquent Accounts

ADJOURN: 9:06 pm

NEXT MEETING: September 25, 2007 @ 7:15 p.m.

Respectfully submitted by Valorie Lambert, Recording Secretary
For Margaret Palma, Association Secretary

I, Margaret Palma, am the duly appointed Secretary of Round Hills Estates North POA,
and hereby certify that these minutes were approved by the Board of Directors on August 28, 2007.

Duly Appointed Secretary
Round Hills Estates North POA