

**ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 2, 2006  
DRAFT**

<b>PRESENT:</b>	President	Steve Lange
	Treasurer	Joe Bonn
	Secretary	Glenda Sonu
	Director	Dale Welch
	Director	Jim Falk

<b>ABSENT:</b>	Vice-President	Mazi Ghorbani
	Director	Valerie Schooley

**ALSO PRESENT:** Lisa Bockus, Common Interest Management Services and one homeowner.

**CALL TO ORDER:** S. Lange called the regular meeting of the Board of Directors to order at 7:05 p.m.

**HOMEOWNER FORUM:**

President Lange gave a briefing of current items going on within the community to the homeowner present. Steve reminded the owner not to spray any weeds on the lot when weed abatement time comes around, he directed the homeowner to the association website, <http://www.rhen.org/> to review maintenance guidelines and architectural guidelines and also to check out other vital HOA information.

**APPROVAL OF MINUTES:**

**Board of Director's meeting of January 31, 2006** – Upon a motion and second duly made, the minutes from the January 31, 2006 Board of Directors meeting were unanimously approved as corrected.

**COMMITTEE REPORTS:**

**Architectural** – Lisa Bockus, in Mazi Ghorbani's absence reviewed the architectural status report with the Board of Directors regarding current projects throughout the development.

**Property Value Improvement Committee** – Steve Lange gave the report. It was requested Management follow up with Golden Palms to resolve the shortage of plants installed at the roundabout last year, it was noted that Del Conte provided a complete count of the missing plants and should be in the association files.

**Welcoming Committee** – Valerie Schooley was not present to give the report. Management to provide Valerie with an updated new homeowner report.

**FINANCIAL REPORT:**

Joe Bonn reviewed the financial report for the month ending December 31, 2005, 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).

## **MANAGING AGENTS REPORT:**

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

## **OLD BUSINESS:**

**Reserve Study Bids** – Management presented two reserve study update proposals, one from The Helsing Group, and one from Barrera & Company. Upon a motion and second duly made, the Board agreed to approve the proposal from Barrera and Company. Management advised the Board that John D. Beatty produces an accurate reserve study and has a quick turn around. Management explained that John D. Beatty is separate from John H Beatty and requested they allow her to get a competitive bid and if it matches the cost or comes in below Barrera & Company, to go with the John D. Beatty

**Directional Sign Bids** – The Board agreed to table this item until all Board members can be present to discuss how to move forward.

**Resp. for Drainage Improvement on Private Lot (Form Ltr to Owners)** – Management provided the Board with a draft letter created by Sandra Bonato. The Board was not happy with the letter presented and felt Sandra hadn't captured the intent of the letter. Steve Lange will work directly with Sandra to resolve issue and get correct letter for review and approval by the Board.

**Rear Property Appeal/Maintenance** - Following the distribution of Berding & Weil's letter to the membership, Management will issue appropriate back yard erosion/landscaping letter to homeowners as outlined in the walkthrough completed in 2005. It was requested Management e-mail Steve Lange a copy of the letters for review and/or editing to ensure accuracy.

**Vineyard** – Mazi Ghorbani was not present to provide an update.

## **NEW BUSINESS:**

**2005-2006 Tax Return/Review** – The Board denied the proposal submitted by CIMS and informed management that Virginia Smith & Associates, Certified Public Accountants.

## **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 10:45 p.m.

## **TIME AND PLACE OF NEXT MEETING:**

The next Board of Directors Meeting will be held on Tuesday, April 4, 2006 @ 7:15 p.m.

## **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 Glenda Sonu, Association Secretary