

**ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 31, 2006**

PRESENT:

President	Steve Lange
Vice-President	Mazi Ghorbani
Treasurer	Joe Bonn
Secretary	Glenda Sonu
Director	Dale Welch
Director	Jim Falk
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 7:54 p.m.

HOMEOWNER FORUM:

A homeowner questioned why the October Minutes were not posted on the website. The Board explained the October meeting was the Annual Members Meeting and the minutes would not be approved until the next Annual Meeting of the Membership in 2006.

APPROVAL OF MINUTES:

Board of Director's meeting of November 29, 2005 – Upon a motion and second duly made, the minutes from the November 29, 2005 Board of Directors meeting were unanimously approved as corrected.

COMMITTEE REPORTS:

Architectural – Mazi Ghorbani reported on the architectural status report regarding current projects throughout the development. The following items were requested of Management:

- Follow up letter to lot 13 regarding the white roof. Copy of both letters to be sent to the Board.
- Follow up letter to lot 45 regarding hillside erosion repair application he was supposed to submit in December.
- Written request to lot 89 to remove the green plastic on the construction fence as it's an eyesore and continues to blow off into pieces littering the street and neighboring lots.

Property Value Improvement Committee – Management presented a proposal from Golden Palm for installing an automatic irrigation system on the roundabout to provide water for 6 new proposed trees for a cost of \$1,520. Golden Palm previously quoted about \$900 for installing 6 new trees on the roundabout, but says they didn't include the

needed water to have the trees survive. The Board agreed not to approve either proposal as it was deemed too expensive for just 6 trees.

A CD with record and pictures of the property assessment/fire trail walkthrough completed last year was given to Management.

It was noted that Deer have been seen in crowds of 8-10 or more and a request should be made from the Board in writing to Fish & Game to thin the herd.

The following items were requested of Management:

- Letter to Fish and Game regarding the amount of deer roaming the community. Request to thin the heard.
- Letter to County to evaluate the wall along Biltmore.
- Letter to lot 107 to apply liquid fence on a monthly basis in order to ensure the chemicals are working effectively on a constant basis.

Welcoming Committee – Valerie Schooley reported she plans to visit two new homeowners in the development.

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).

It was requested Management cut down the numbers of copies produced for the Board package and the financial report to be sent to Joe Bonn, RHEN Treasurer, only and a balance sheet sent to all other Board Members via e-mail.

MANAGING AGENTS REPORT:

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

- Violation inspection report and pictures were provided to the Board for review. The Board directed Management to send out letters only to the owners agreed upon.

OLD BUSINESS:

Reserve Study Bids – The Board agreed to table this item for the next meeting. Jim Falk & Dale Welch informed the Board they will have the reserve component list completed in time for the March 2, 2006, meeting.

Directional Sign Bids – Management presented five proposals for the directional sign. Upon a motion and second duly made, the Board approved the sign proposal from Stone Valley Construction in the amount of \$1,794.00. The Board requested to see a

sample of the sign prior final approval of the proposal and Management to inquire about the manufacturer/installation warrantee, if any.

Resp. for Drainage Improvement on Private Lot (Form Ltr to Owners) – Management reported Sandra Bonato hadn't completed the letter in time for the meeting and will follow-up with her accordingly.

Form Letters/Application from Berding & Weil, LLP – Management presented several letters in regard to lot enforcement and hearings, in addition to an Architectural Application of which was already included in the Architectural Maintenance Request Form previously adopted by the Board. The Board did show interest in the architectural response letter to the homeowners, and inquired if there was a part I, as only part II was included in the package. It was further requested the approval letter be revised to meet all 2006 Civil Code requirements (i.e. homeowner's right to appeal to the Board). Management advised the Board she would follow up with Berding & Weil and forward any documents received on this issue to them via e-mail.

Landslides (Tonight's Packet) – Discussion ensued over landslides provoked by the recent downfall of rain this season. Three different lots have slides which appear to be from insufficient drainage and lack of maintenance thereof.

Rear Property Appeal/Maintenance (Tonight's Packet) – Management presented a draft letter for homeowners in regard to the rear of the residence and maintenance of drainage. It was requested Management e-mail the entire Board a copy of the letter for review and/or editing.

NEW BUSINESS:

Vineyard – Mazi Ghorbani reported there was an offer to possibly turn some of the proposed vineyard area into an avocado tree farm. The Board had concerns regarding erosion and how long the roots would take to the soil to stabilize the hillside, opposed to quick rooting system of grape vines.

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, March 2, 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