

**ROUND HILL ESTATES NORTH POA
BOARD OF DIRECTORS MEETING
ROUND HILL COUNTRY CLUB
JANUARY 26, 2010 AT 7:15 PM**

PRESENT:	Steve Lange	President	(2010)
	Mazi Ghorbani	Vice President	(2010)
	Habib Amin	Secretary	(2010)
	Suzanne Swirnow	Treasurer	(2010)
	Valerie Schooley	Director	(2010)
	Dale Welch	Director	(2010)
	Jim Stewart	Director	(2010)

*Denotes Absent. MSC denotes a motion seconded and carried.

Also present: Hudson Management: Bob Lewis, Bob Mobraaten, Leslie Mobraaten and Jim Ward and a representative from RMA.

CALL TO ORDER

President Steve Lange called the meeting to order at 7:16 P.M. at Round Hill Country Club.

ITEMS REQUIRING BOARD ACTION

BOARD RESIGNATION:

MSC to accept the resignation of Jim Stewart from the Board of Directors effective immediately. Mr Stewart left the meeting at this point.

MINUTES:

MSC to approve the minutes of the December 1, 2009 meeting with one minor correction. Motion: Swirnow; 2nd Lange (6-0-0)

FINANCIAL REPORT:

MSC to accept the November 30, 2009 Interim Financial Statements as submitted. The December 31, 2009 financials were tabled to the March 2010 meeting. Motion: Swirnow; 2nd Lange (6-0)

LETTER TO CONTRA COSTA COUNTY SEWER DISTRICT:

MSC to approve the letter drafted by the Association's attorney, Hughes Gill Cochrane, P.C. that has been sent to the Contra Costa County Sewer District pertaining to the responsibility for maintenance, repairs and upgrades on the sewer benches. Motion Swirnow; 2nd Lange (6-0)

ARCHITECTURAL APPLICATION FOR 421 OAKSHIRE PLACE:

MSC to approve the architectural application from the owner at 421 Oakshire place for interior modifications. The application was reviewed by the Architectural Committee and recommended for approval by the Board. Motion Swirnow; 2nd Lange (6-0)

REVIEW OF PROPOSALS:

MSC to authorize DeBolt Engineering to review the proposals for Lot 106 repairs and make a recommendation to the Board on which company to select to do the work. Motion: Lange; 2nd Swirnow (6-0).

CLEAN-UP BELOW 164 CHANTICLEER LANE:

MSC to approve the proposal by Cleary Brothers to perform clean-up work below 164 Chanticleer Lane at a cost of \$1900. The bank that owns the property will be notified of the charge back for the emergency clean-up work and the necessity for them to employ erosion control measures in the area where they did grading work to prevent future problems. Motion: Lange 2nd: Schooley (6-0).

504 OAKSHIRE PLACE LOT DEFICIENCIES:

MSC to approve calling the owner of 504 Oakshire Place to a hearing at the March 30, 2010 board of directors meeting to explain why deficiencies in the lot have not been corrected. Motion: Lange; 2nd: Swirnow (6-0).

BILL FOR ADDITIONAL ACCOUNTING:

MSC to approve the payment of 50% of the Hudson Management Company extra billing for additional accounting work to correct errors from the previous management company. Motion: Swirnow; 2nd: Lange (6-0).

EXECUTIVE SESSION:

The Board recessed to an executive session to review status of ten delinquent homeowners.

NEXT MEETING:

The next Board meeting will be held Tuesday, March 30, 2010 at 7:15 P.M. at the Round Hill Country Club. There will be a hearing with a homeowner at 7:15 P.M.

ADJOURNMENT:

With no further business to conduct, MSC to adjourn at 9:10 P.M. Motion Lange; 2nd: Amin. (6-0)

Respectfully submitted,

Habib Amin, Secretary
Round Hill Estates North POA