

**ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
ALAMO, CALIFORNIA**

BOARD OF DIRECTORS' MEETING

January 30, 2001

MINUTES

A meeting of the Board of Directors (BOD) of the Round Hill Estates North Property Owners' Association was held on January 30, 2001, at the Round Hill Country Club.

ITEM I. - CALL TO ORDER

The meeting was called to order at 7:06 p.m.

ITEM II. - ROLL CALL

Barry Crawford	October 2001
Dale Welch	October 2002
Ron Lodder	October 2002
Steve Lange	October 2001
Catherine Dimino	October 2002
Jake Bercu	October 2002
George Yaron	October 2002

Charlie Mitchell and Donna Minkema of Community Care Property Management were also present. Paul Niemuth, landscape consultant of the Board and Tom Kimbrell architectural consultant of the Board, were also present.

ITEM III. - ARCHITECTURAL/LANDSCAPE MATTERS

The Board reviewed and discussed the landscaping and cabana plans submitted by the owner of lot 97, Delgado Cuadra. The builder, Tom Loukos, represented Mr. Cuadra. Kimbrell, the Association's consulting architect indicated that the pool location was previously approved. Paul Niemuth, the Association's landscape consultant, indicated what would be considered a "cabana" as follows: 1) a cabana is considered temporary housing and should not exceed approximately 750 sq. ft., and 2) a habitable residence would have a bedroom and a closet, a cabana should not. Tom Loukos indicated that he could revise the plan to indicate a smaller cabana with one side open to the pool. Dimino requested that Tom Loukos provide revised drawings indicating a smaller cabana. The Board reviewed the landscaping plans submitted. Stan Cohen raised concerns regarding the location of the pool and the need for mitigating its size and location in relation to the surrounding homes. It was MSC by Welch/Lodder to approve the front yard landscaping; contingent that revised plans be submitted indicating the "pool, cabana and landscaping" scheme.

The Board discussed and reviewed the architectural plans for lot 9, represented by Ed Patmont. Kimbrell indicated that he had previously met with Mr. Patmont regarding the following issues: 1) the widening and deepening of the driveway; 2) the berm will be removed to alleviate visual obstacles; 3) installing a trellis at the back of home to mitigate the "tall appearance" of the home; 4) lowering the pool approximately 4 ft to have an overall pool height of 12 ft. It was MSC by Welch/Lange to approve the architectural plans and preliminary landscape plan, contingent that the owner submit detailed landscape plans marking tree removal, size, and county requirements.

The Board discussed the architectural plans submitted by the owner of lot 5, Ed Patmont. Kimbrell indicated that the owner would meet with the owner of lot 4, John Geyer, to resolve questions raised by Mr. Geyer, including the retaining wall. The Board agreed to table the approval of lot 5 plans until the results of such meeting are available.

The Board reviewed and discussed the patio and mailbox column plans submitted by the owner of lot 107, Mike Goldstein. The Board requested that the owner submit a full landscape plan, rather than submitting a section at a time. Mr. Goldstein assured the Board that the full landscape plan was "in the works" and would be provided soon. It was MSC by Welch/Yaron to approve the patio plans. Dimino opposed to approval without a full landscape plan. It was MSC by Welch/Lange to approve the plans for a mailbox column subject to Paul Niemuth's review and approval. The Board requested that Mr. Goldstein have the patio wall stuccoed and painted for attractiveness and requested that Mr. Goldstein research having the gas meter moved to a less visible location.

The Board reviewed and discussed the appeal of the approval of lot 14 plans for installation of a perimeter fence. Mr. Mendell requested that the Board mitigate moving the fence 22 feet in each direction. Walter Pastore, owner of lot 14, stated that he did not want to move the fence off of his property lines. It was MSC by Yaron/Welch to deny the appeal brought forth by the owner of lot 13, Richard Mendell. Dimino abstained.

The Board discussed the trim color change previously submitted by the owner of lot 116, Kevin and Marina Klotz. It was MSC by Lodder/Dale to approve colors as submitted.

The Board directed management to contact the owner of lot 59 regarding the requirement to submit a landscaping plan.

The Board directed management to contact the owner of lot 42 and request that construction vehicles park on only one side of the roadway.

ITEM IV. - HOMEOWNER CONCERNS/OPEN FORUM

Stan Cohen raised concerns regarding the notification to owners of items on the meeting agenda. In response, the Board indicated that the agenda might not be completed until the day of the meeting, as issues come to the attention of management and the Board close to and including the day of the meeting.

ITEM V. - APPROVAL OF MINUTES

It was MSC by (Welch/Yaron) to approve the Board meeting minutes of 1/9/01 with the changes proposed by Dimino.

ITEM VI. - UNFINISHED BUSINESS

The Board directed management to notify the owner of lot 164, John McCorduck, that he has responsibility for maintenance of the oak tree previously evaluated by the Association arborist.

It was MSC by Welch/Lodder to approve the proposal to install the "Private Road No Turn Around-Residents Only" sign at the entrance to Incline Green Lane.

Page 3

The Board discussed the modifications made to the landscaping made by the owner of lot 120. The Board directed management to contact the owner, Mr. Shariati, and request that he submit plans for approved modifications.

The Board discussed obtaining a report for the soil erosion and asphalt failure throughout the Association. The Board directed management to contact David Hop, Civil Engineer, to provide a report at the next Board meeting.

The Board directed management to contact E.B.M.U.D. concerning the asphalt "patch" failure on Chanticleer Lane.

At the request of Jake Bercu, the Board directed management to prepare a periodic report indicating homes in escrow, sale dates, construction start dates, etc.

The Board reviewed correspondence submitted by Peter Wollman. In response, the Board directed management to contact Tom Loukos, owner of lot 58, regarding when he expects to submit a landscaping plan.

ITEM VII. - FINANCIAL REPORT

1. The Board reviewed the financial statements ending 12/31/00.
2. The Board reviewed the projected monthly cash flow reports.
3. The Board reviewed the delinquency/aging report.
4. The Board reviewed the disbursement journal, and the Board members signed Association checks.

ITEM VIII. - NEW BUSINESS

It was MSC by Welch/Lodder to approve the proposal submitted by Berding & Weil to consult with the Board and the CC&R Advisory Committee on revising the Association's current governing documents. Dimino voted against the proposal.

Crawford reported that the new "Round Hill Road" sign on Stone Valley Road resulted from effects of the RHEN Board as a follow-up from a suggestion initiated by Harvey Davis.

ITEM IX. - EXECUTIVE SESSION

ITEM X. - NEXT MEETING DATE AND ADJOURNMENT

The next meeting of the Board of Directors will be at 7:00 p.m. on Tuesday, February 27, 2001 at the Round Hill Country Club (Not the pavilion).

The meeting was adjourned at 10:08 p.m.