

**ROUND HILL ESTATES NORTH POA
BOARD OF DIRECTORS MEETING
ROUND HILL COUNTRY CLUB
NOVEMBER 30, 2010 AT 7:00 PM**

PRESENT:	Steve Lange	President	(2011)
	Vacant	Vice President	(2011)
	Habib Amin	Secretary	(2011)
	Suzanne Swirnow	Treasurer	(2011)
	Valerie Schooley	Director	(2011)
	Dale Welch	Director	(2011)
	Vacant	Director	(2011)

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

Also present: Hudson Management: Bob Lewis and Jan Gracer, and two homeowners.

CALL TO ORDER

President Steve Lange called the meeting to order at 7:20 P.M. at Round Hill Country Club.

ITEMS REQUIRING BOARD ACTION

ARCHITECTURAL APPLICATION FROM 65 OCEAN PINES LANE:

MSC to approve the architectural application for painting, repair and replacement of the deck, supports and railings at 65 Ocean Pines Lane. Motion: Lange, 2nd Amin. (5-0)

ARCHITECTURAL FEES:

MSC to table the issue of architectural fees to the January 2011 meeting to allow additional time to finalize the changes being proposed by the architectural committee.

MINUTES:

MSC to approve the minutes of the September 28, 2010 meeting as submitted. Motion: Amin, 2nd Schooley. (5-0)

FINANCIAL REPORT:

MSC to accept the July 31, 2010, August 31, 2010, September 30, 2010 and October 31, 2010 financial reports. Motion: Swirnow, 2nd Lange. (5-0)

2010 BOARD ELECTION:

MSC to acclaim Steve Lange, Habib Amin, Valerie Schooley, Dale Welch and Suzanne Swirnow as elected to the Board of Directors, each for a one-year term. The Board will solicit for members interested in filling the two vacancies. The IRS Excess Income Resolution will be considered for approval by the membership at the annual Christmas meeting on December 5, 2010 at the Round Hill Country Club. Motion Lange, 2nd Amin. (5-0)

ARCHITECTURAL REQUESTS AT 461 OAKSHIRE PLACE:

MSC to request the owner at 461 Oakshire Place to remove the retaining wall, remove the pine tree and trim the oleander bushes that are obstructing the emergency access adjacent to the home, by the end of March 2011. The owners will be sent a letter confirming these requests. Motion: Lange, 2nd Welch. (5-0)

RETAINING WALL AT 145 CHANTICLEER LANE:

MSC to approve the final design and authorize the signing on the approved engineering plan for the construction of the retaining wall at 164 Chanticleer Lane. Motion: Lange, 2nd Welch. (5-0)

PROPOSAL FOR 2011 RESERVE STUDY:

MSC to approve the proposal from John Beatty for preparation of the 2011 reserve study annual review. Motion Swirnow, 2nd Lange. (5-0)

FRONT ENTRYWAY BEAUTIFICATION:

MSC to table the front entryway beautification project to the January 2011 agenda. Motion: Lange, 2nd Amin. (5-0)

PARKING ENFORCEMENT:

MSC to table the issue of enforcement of the parking and towing regulations for the fire lanes within the Association to the January 2011 meeting to allow for additional time to research the legal requirements. Motion: Lange, 2nd Amin. (5-0)

EXECUTIVE SESSION:

The Board recessed to an executive session at 8:40 PM to review status of various delinquent homeowners.

TRANSFER OF FEES AT 164 CHANTICLEER LANE:

MSC to approve the transfer of \$384 from the architectural fees to the monthly assessments at 164 Chanticleer Lane. Motion Welch, 2nd Amin. (5-0).

WRITE OFF OF DELINQUENCIES AT 500 OAKSHIRE PLACE:

MSC to approve the write off of \$2016 in delinquencies for the previous owner at 500 Oakshire Place as uncollectible. Motion: Swirnow, 2nd Schooley. (5-0)

WRITE OFF OF DELINQUENCIES AT 506 OAKSHIRE PLACE:

MSC to approve the write-off the \$704 in delinquencies for the previous owners at 506 Oakshire Place as uncollectible. Motion Swirnow, 2nd Amin. (5-0)

ADDITIONAL ARCHITECTURAL FEES AT 500 OAKSHIRE PLACE:

MSC to approve an additional \$1382.18 in architectural fees be charged to the owner at 500 Oakshire Place to cover the shortfall in the architectural review fees for the new home construction. Motion: Swirnow, 2nd Lange. (5-0)

CLOSURE OF ARCHITECTURAL ACCOUNT AT 504 OAKSHIRE PLACE:

MSC to approve closing the architectural account at 504 Oakshire place and to transfer the funds to credit legal fees related to the architectural application from the owner.
Motion: Swirnow, 2nd Lange. (5-0)

NEXT MEETING:

The next Board meeting will be held Tuesday, January 25, 2011 at 7:15 P.M. at the Round Hill Country Club. There may be an executive session starting at 7:00 PM.

ADJOURNMENT:

With no further business to conduct, MSC to adjourn at 9:28 P.M. Motion: Lange 2nd Amin. (5-0)

Respectfully submitted,

Habib Amin, Secretary
Round Hill Estates North HOA