

**ROUND HILL ESTATES NORTH POA
BOARD OF DIRECTORS MEETING
ROUND HILL COUNTRY CLUB
SEPTEMBER 29, 2009 AT 7:15 PM**

PRESENT:	Steve Lange	President	(2009)
	Mazi Ghorbani	Vice President	(2009)
	Habib Amin	Secretary	(2009)
	Suzanne Swirnow	Treasurer	(2009)
	Nancy Hollis*	Director	(2009)
	Dale Welch*	Director	(2009)
	Vacant	Director	(2009)

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

Also present: Homeowners: None Hudson Management: Jim Ward, Bob Mobraaten, Leslie Mobraaten

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

MINUTES:

MSC to approve the minutes of the July 28, 2009 meeting as presented. (4-0-0)

FINANCIAL REPORT:

MSC to table the August 31, 2009 Interim Financial Statement until the December 1, 2009 meeting.

PROPOSAL FOR LETTER TO CENTRAL CONTRA COSTA SANITARY DISTRICT:

MSC to request Hughes Gill Cochrane, P.C. to draft a response to the letters sent out by the Central Contra Costa Sanitary District, not to exceed \$1,000. Motion: Swirnow; 2nd: Lange (4-0-0).

ARCHITECTURAL APPLICATIONS PROCEDURES AND PROCESS:

MSC to approve the procedures for Board of Directors to formally approve architectural and landscape proposals based upon the formal recommendations from the Architecture Review Committee. Motion: Swirnow; 2nd: Ghorbani (4-0-0).

DEBOLT ENGINEERING PROPOSAL AND SCOPE OF WORK:

MSC to approve the Debolt Engineering Proposal for Lot 106 Channel Protection and to authorize management to send the proposal out for bids. (4-0-0).

BOARD OF DIRECTOR ELECTION NOMINATIONS:

MSC to approve Election by Acclamation of Steve Lange, Dale Welch, Habib Amin, Mazi Ghorbani, and Suzanne Swirnow to a one year term on the Round Hill Estates North

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Property Owners Association Board of Directors, pursuant to section 6.3 of the Association' Bylaws. (4-0-0).

REQUEST TO REFUND ARCHITECTURAL DEPOSTS AT 513 OAKSHIRE PLACE

MSC to refund \$5,000 deposited as an architectural design deposit to the owners of 513 Oakshire Place, along with a copy of the letter acknowledging receipt of those funds.
Motion: Swirnow; 2nd: Lange (4-0-0)

ARCHITECTURAL APPLICATION – 421 OAKSHIRE PLACE

MSC to approve the architectural application for 421 Oakshire Place. Motion: Swirnow; 2nd Lange (4-0-0).

HOLIDAY PARTY

MSC to approve funds for an Association Holiday party scheduled for December 6th, not to exceed \$6,000. Motion: Amin; 2nd Ghorbani (3-0-1).

EXECUTIVE SESSION:

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

MSC to approve Resolution to Initiate Foreclosure for APN: 193-710-039-2. Motion: Swirnow; 2nd Ghorbani (4-0-0)

MSC to approve Resolution to Initiate Foreclosure for APN: 193-700-014-7. Motion: Swirnow; 2nd: Lange (4-0-0).

MSC to send notice to owners of 164 Chanticleer Lane to remove the portable toilet from their property within 10 days or face a fine of \$1,000/month for failure to comply with this request. Motion: Lange; 2nd: Ghorbani (4-0-0).

NEXT MEETING:

The next Board meeting will be held Tuesday, December 1, 2009 at 7:15 P.M. at the Round Hill Country Club.

ADJOURNMENT:

With no further business to conduct, MSC to adjourn at 10:25 P.M.

Respectfully submitted,

Habib Amin, Secretary
Round Hill Estates North POA