

ROUND HILL ESTATES NORTH PROPERTY OWNERS' ASSOCIATION
ALAMO, CALIFORNIA

BOARD OF DIRECTORS' MEETING
September 24, 2002

MINUTES

A meeting of the Board of Directors (BOD) of the Round Hill Estates North Property Owners' Association was held on Tuesday, September 24, 2002, at the Round Hill Country Club.

ITEM I. - CALL TO ORDER

The meeting was called to order at 7:07 p.m.

ITEM II. - ROLL CALL

Barry Crawford	October 2003
Dale Welch	October 2002
Ron Lodder	October 2002
Peter Wollman	October 2003
Catherine Dimino	October 2002
Jake Bercu	October 2002
George Yaron	October 2002

Donna Mitchell and Charlie Mitchell of Community Care Property Management were present. Paul Niemuth, the Association's landscape consultant, and Tom Kimbrell, the Association's consulting architect, were present.

ITEM III. - ARCHITECTURAL AND LANDSCAPING

LOT 38

The Committee reviewed the comments of Paul Niemuth's letter of September 30 and Tom Kimbrell's letter of September 20 on the revised architectural plans of the proposed Asaad residence.

In summary, Kimbrell indicated that the owner had much improved the design of the residence. Kimbrell felt that the owner had met the County's set back requirements as follows: The lot is zoned R-20 with a minimum front yard set back of 25 feet. The side yard set back must meet a minimum requirement of 15 feet with a combined aggregate minimum that must be equal to or greater than 35-feet. The rear yard setback must be a minimum of 15 feet.

In addition, Kimbrell reported that lot 38 is a special concern lot and that the owner had addressed the concerns by providing siteline projections. The applicant has also revised the design to comply with the height limitations with only a minor exception at the rear of the house, where a small portion of the house exceeds the height limitation.

Paul Niemuth indicated that the owner should submit preliminary landscape plans, as well as plans for fencing, exterior stairways and other site improvements.

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Don Britt and several other neighbors were present and voiced concerns regarding inspections of the project during construction to ensure that the house is built according to approved plans.

After further discussion, the Committee approved the applicant's revised architectural plans subject to the owner submitting (1) proposed color samples, (2) preliminary landscape plans, (3) trash enclosure plans, (4) any additional exterior site improvements, such as fencing and exterior stairways and mailbox location. In addition, the Committee granted approval contingent upon the applicant seeking County approval.

The Board also requested that management notify all surrounding owners upon receipt of the proposed color samples and notify owners when the samples will be presented to the Committee for approval.

LOT 165

Mr. Rowe, owner of lot 165, was present to discuss his submittal for pool construction. Since Paul Niemuth's correspondence dated September 20 required the owner to submit additional information for review and subsequent approval. The Committee agreed to table discussion for approval until the next scheduled Board meeting. In addition, the Committee approved the applicant communicating directly with Paul Niemuth to prepare for the next Board meeting.

LOT 154

Mr. Reiland, owner of lot 154, was present to discuss his architectural plan submittal. The Committee reviewed the correspondence dated September 20 provided by the Kimbrell and Niemuth. The Committee approved lot 154's proposed plans with the following conditions: (1) the owner shall provide the color scheme to be used for any retaining walls and the proposed structures (i.e., house, driveway, etc.), (2) the owner shall provide copies of the Fire Department's requirements to the Association's management firm, (3) the owner shall submit a preliminary landscape plan and other site improvements (i.e., fencing, roadway, etc.), and (4) the owner shall provide a plan for the trash enclosure.

HEARINGS:

LOT 97

The Committee discussed the installation of perimeter fencing at lot 97, which was not in compliance with the previously approved plan. The owner of lot 97, Mr. Cuadra, was present and offered his comments. It was MSC by Welch/Wollman to approve the perimeter fencing as installed.

LOT 58

The Committee discussed the lack of construction and landscaping compliance for lot 58. The owner's builder, Tom Loukos, was present. Niemuth indicated that he had met with the owners of lot 58 to discuss the compliance issues. The Committee stated a preference to discuss non-compliance issues directly with the owner and therefore tabled further discussion until the next meeting. The Committee requested that management contact the current owners and request them to attend the next meeting.

LOT 120

The owner of lot 120, Mr. Shariati was present and requested that his hearing concerning the installation of trees on his lot without Committee approval be tabled until the next Committee meeting. The Board approved the owners' request.

ITEM IV. - HOMEOWNERS' CONCERNS

David Taylor raised questions regarding the proposed CC&Rs. The Board indicated that the subject was included on the meeting agenda and he was welcome to stay and provide his input.

Paul Barker raised his continuing concerns regarding the installation of a mailbox column to service lot 28 and lot 29. Welch indicated that he had spoken with the owner of lot 28 and a plan was expected for submittal for review at the next meeting.

In addition, Paul Barker raised concerns regarding the heavy drain lines installed at lot 28. In response, the Board directed management to contact the owner of lot 28 regarding the potential hazard. The Board also requested that management request that the owner of lot 28 clean up the sloughing on his lot.

ITEM V. - APPROVAL OF MINUTES

It was MSC by Yaron/Bercu to approve the Board meeting minutes of August 27, 2002 with a minor change requested by Bercu.

ITEM VI. - UNFINISHED BUSINESS

The Board agreed to discuss the erosion on lot 106 at the next meeting to provide additional time to review the application documents provided by Fish and Game.

The Board discussed the pavement work that was completed for 2002. The Board requested that the drain gutters near Lot 107 be inspected for completeness, as well as, any other issues raised by owners be addressed by Chec Consultants.

ITEM VII. - FINANCIAL REPORT

1. The Board reviewed the financial statements for the month ended 8/31/02.
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 Board members signed Association checks.
5. The Board approved the audit report prepared by the Association's CPA for the financial statements covering the year ended June 30, 2002.

ITEM VIII. - NEW BUSINESS

Crawford noted that the Nominating Committee would include its report with the notification of the Annual Meeting to be held on October 22. There are six candidates for five Board vacancies.

The Board had a comprehensive discussion of the proposed new governing documents. It was MSC by Lodder/Yaron to approve the new documents as presented with the changes noted by the Association's attorney and a suggested revision in the CC&R Preamble concerning views. In addition, the Board approved mailing the new documents to members of the Association for approval. Finally, the Board agreed to submit up to a one-page commentary from each Board member to be included with the new governing documents and related ballot to be mailed to all Association members on September 30.

ITEM IX. – EXECUTIVE SESSION

The Board met with a new owner to discuss problems associated with delinquent dues.

ITEM X. - NEXT MEETING DATE AND ADJOURNMENT

The next meeting of the Board of Directors will be at 7:00 p.m. on Tuesday, October 29, 2002 at the Round Hill Country Club. The meeting was adjourned at 11:40 p.m.