

**Hiller Highlands Four Association  
Board of Directors meeting 1/21/2004**

Directors present: A. Reader, R. Kuzma, G. Seligson

Directors absent: L. Dickson, R. Allen

Others present: R. Kreider, B. Schindler, John & Marlene Eastman

President Reader called the meeting to order at 7pm.

CORE & related topics – John & Marlene Eastman. Main responsibility is attendance at the monthly meetings. Also need to maintain Hiller Phase Officer roster, Hiller Four emergency phone tree and lists of Hiller Four CORE resources. Pauly Langguth has agreed to represent Hiller Four at the monthly meetings, Seligson will maintain the first two documents, John agreed to continue with the latter documents. The Board thanked the Eastmans for their service.

November 2003 meeting minutes were approved as presented.

### **FINANCIALS**

Review of November and December 2003 financials were approved as presented. Operating funds carryover, net of prepaid 2004 assessments, was approximately \$4,000; this will be applied to expenses approved in 2003 but not paid as of 12/31/2003.

Insurance update. Talbot has been informed that the Association is due an approximate \$4,000 premium rebate on the general liability policy. Talbot has received the umbrella liability policy, it however is not correct and they are working on that situation.

2004 budget. Approved as presented, with two changes: (1) reduce projected amount of interest on from the RIA account from \$500 to \$100 and (2) include the \$1,281.03 "surplus" in line 125.

### **LANDSCAPE COMMITTEE**

Work is almost complete on the Captains Cove. The board confirmed approval of the installation of an additional 100 feet of retaining walls for \$1,500. Schindler suggested that yet additional retaining walls and plantings would be appropriate. After discussion, the board approved another 200 feet of retaining walls (\$3,000) and \$750 for additional plantings. The total of \$6,000 for the retaining walls will be taken from reserves, at this point the plantings (\$6,925) will be taken from the 2004 operating funds for landscape enhancements.

Discussed problem with sewer/septic tank discharge from home on Buckingham (same house with noisy dogs). The situation appears to have been resolved thanks to Palmer Hill's persistence.

Schindler presented Nancy Kent's design for the area above the guest parking area. Kent's invoice is \$2,240.03, which can come from either operating funds or reserves. Cleary's estimate for the project is \$26,875; the significant items being (1) plants - \$8.175, (2) mulch - \$8k and (3) boulders - \$7.5k. Seligson voiced concern that this amount may be too much for the area involved and also asked what other areas the funds might be used for with greater payback. Schindler voiced concerns about not proceeding with the project: (1) design costs have been incurred, (2) was not asked to consider alternatives, (3) prior board had "authorized" this project, (4) Cleary crew is currently available, (5) this is the right time to proceed so the new plantings get the benefit of winter rains. After lengthy discussion, it was agreed that the Board would meet again with Schindler within the next 30 - 45 day to discuss the larger scope of landscape improvements (Schindler indicated that in addition to the area in question, the areas at the end of Schooner - (1) next to 63 Schooner - needs additional/replacement plantings, (2) below 66 Schooner - extensive retaining walls and new plants and (3) area above Schooner at the south entrance - very difficult slope with virtually no real soil, are the only ones which currently need to be addressed) and what the appropriate level of funding for maintenance/enhancements going forward.

Cleary has verified that there has been no water usage during the past six weeks since the system has been shut down. The situation will be monitored going forward to hopefully avoid the unexpected costs of last year.

#### **ARCHITECTURAL CONTROL COMMITTEE**

Approximately half the owners have responded to letters regarding the 2003 walk around. Kuzma to present a summary at the next board meeting, particularly regarding units which need to repaint.

#### **STREETS & LIGHTS COMMITTEE**

Kreider expressed concern about the amount of paint on the streets as the result of EBMUD pipe breaks, does not seem to be a ready solution and there are about 75 more laterals that will most likely break at some point in the not too distant future.

#### **PARKING**

Reader received responses to two of his three letters. He will write again to 72 Schooner (only one car in garage) and a new letter to 36 Schooner (more than two cars, use of guest parking).

Issued parking violations were reviewed, does not appear that any action is required at this time.

#### **NEW BUSINESS**

Who is running for the 2004/2005 Board – Reader to contact Spellmeyer, Schindler to ask her husband, Kuzma to contact Saalfeld. Seligson asked to consider another term.

Format for the April general meeting – agreed that last year's approach was fine.

Discussed items the first quarter bulletin. on Grandview (park in gar

Meeting adjourned at 9:15.

Respectfully submitted,

Gordon Seligson  
Secretary/Treasurer

Approved by the Board March 17, 2004