

**Hiller Highlands Four Association
BOARD OF DIRECTORS Meeting, May 17, 2004
Meeting Held at 6 Clipper Hill
FINAL Version 07/20/04**

Directors Present: Bob Allen, Bob Kuzma, Alan Reader, Dick Saalfeld, Gordon Seligson, David Spellmeyer

Others Present: Barbara Schindler

Meeting called to order by Alan Reader at 7:00 PM.

Discussed: Paul Goettich's request for measures to prevent pets from doing their business in the common area immediately outside his home.

Elected: Board of Directors Offices for 2004:

President – Alan Reader
Vice President – Robert Allen
Vice President – Bob Kuzma
Vice President – Richard Saalfeld
Treasurer – Gordon Seligson
Secretary – David Spellmeyer

Appointed: Committee Chairs for 2004:

Landscaping – Barbara Schindler
Architectural Control – Bob Kuzma
Parking – Richard Saalfeld
Streets and Lights – Gordon Seligson

Approved: Minutes of March 17, 2004 meeting were approved with correction that situation regarding dogs is from 6075 Buckingham.

TREASURER'S REPORT (Gordon Seligson)

Review of March and April, 2004 financials were reviewed and approved.

Transfer of \$13,700 was authorized in Jan, 2003, but not completed. Agreed to rescind so money remains in reserves.

Discussed that Insurance for Directors and Officers will not be renewed. In addition, we anticipate substantial increase in cost of new policy (above budget). Gordon will initiate a search for new insurance provider.

Discussed delay in refund from lapsed Zurich coverage. Gordon to continue to pursue this.

Discussed that one resident (Cropper) remains behind on dues. Will pursue dues in small claims court action (Bob Allen).

Gordon will initiate the annual reserve study update in July to have ready for September BOD meeting.

ARCHITECTURAL CONTROL COMMITTEE REPORT (Bob Kuzma)

Discussed investigation into the aesthetics and feasibility for possible solar panel installations – information from one vendor has been solicited, but not received. If and when information is received, ACC will review and make recommendation to BOD. Presented an update on blue railing paint – railing paint ages rapidly. ACC is looking for a replacement, but has been unsuccessful to date. Will report at future BOD meeting.

Discussed notices to six owners that did not respond to ACC annual re-inspection notices. Bob Allen will send formal letters to these owners on or about June 15, 2004. Owners who have not responded are: Tim Perdian, 15 CC, Michael Schmidt, 17 CC, Paul Van Etten 9 CC, Stanley & Cecila Melhoff 3 SH, Carol Brizzolara 6675 CC, Mary Ann Cropper 72 SH.

Board agreed that Rules and Regulations will be modified to include a fee to be imposed on owners of non-compliant homes beginning in 2005. Changes will be included in a general review of rules and regulations.

Denied request for variance on window trim.

Update to exterior color palette will be discussed at June ACC meeting.

Discussed need for clarity on painting of metal garage door replacements, which are required to match siding color. Bob Kuzma to draft appropriate language, present to ACC and BOD.

LANDSCAPE COMMITTEE (Barbara Schindler)

Discussed progress on six proposals per February BOD meeting.

Discussed HH4 to pay for taking plants down from and filling holes in siding on Castle (18 SH) home. David Spellmeyer to send letter to Castle when work completed.

Discussed irrigation system problems. All homeowners are strongly encouraged to call Barbara Schindler immediately when problems are detected.

STREETS & LIGHTS COMMITTEE (Gordon Seligson, Acting Chair)

The street surface slurry, which is due this year, will be deferred one year so that the EBMUD lateral replacement is completed first. Dryco representatives have reviewed the streets and it is their opinion that waiting a year will not have an adverse effect.

Discussed possible placement of additional street light to side of 23 SH or between two lights on the inside curve across from 11 and 13 CC. Possible positioning of one remaining light remains undecided.

GENERAL DISCUSSIONS

Discussed that our *Covenants, Conditions, and Restrictions* (CC&Rs) have not been reviewed by external counsel in approximately eight years. In order to ensure they are aligned with current legal practices, CC&Rs will be reviewed by HH4 External Counsel (Renkin) by Dec. 31, 2004.

Discussed that our Rules and Regulations (R&Rs) have not been updated in several years. In order to ensure that they represent the needs of the community, board members are to review Rules and Regs and CC&Rs.

Action Item (all Board Members): provide list of edits (by e-mail) of changes to rules and regulations to Gordon by June 4, 2004. Gordon will compile list of changes for discussion at July 21 board meeting. This is to include a fee on home owners who are non-compliant with ACC annual re-inspection reports.

Discussed need to provide current copy of CC&Rs and R&Rs to all HH4 renters to ensure all have copies. (David Spellmeyer)

Next Meeting: 7:00 PM, July 21, 2004 at Hiller Clubhouse

Meeting adjourned at 9:25 PM

Submitted by David Spellmeyer, Secretary – May 31, 2004