

**Hiller Highlands Four Association
Board of Directors Meeting Agenda – 7/21/2004 – 7pm
Hiller Clubhouse**

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.

Reviewed and Approved May Board Meeting minutes

Treasurer

- May/June financials reviewed and approved
- Insurance update
 - some adjustments in coverage were made to keep costs down. However, costs still high, likely to be higher next year. We will have to evaluate dues increase to cover anticipated increased insurance costs.
- Reserve study update
 - once each 3 years, an external study of the Association's assets and projected useful life of these assets is conducted. This projection is used to evaluate how much money the Association should have in its reserves account. This study will be initiated on July 27th and a report made to the Board at our next meeting
- CD renewal has been completed - one year at net rate of 2.66%
- Status of dues action (Cropper) in small claims court action

ACC committee

- Status of inspection notices
 - Three homeowners have not responded to the annual inspection notices. Letters are being sent to ensure compliance with CC&Rs and Rules.

Landscape committee

- Irrigation system problems
 - we continue to have isolated problems with the irrigation system. Homeowners and renters are strongly encouraged to call Barbara Schindler when any unusual water flow is seen. This will help protect the plants and keep our water costs down.
- landscaping projects
 - the six authorized projects have been completed, coming in about \$120 under budget. It is anticipated that a project will be required to stop erosion under the walkway at Hiller drive. Board authorized a small project to resolve an ongoing irrigation problem between 25 and 27 SH.

Streets & Lights committee

- Agreed to table discussion of a light installation on Captains Cove.
- Path light was identified as blinking on and off; will be repaired by Gill's electric

Parking committee

- Trucks owned by residents of 19 CC parked too far from curb, potentially blocking traffic when other side of street is also occupied by parked car. Warning letter place on windshield, but seemingly ignored.
- Black Honda Civic parked for days on street outside 15 CC, believed to be renter at 15 CC.
- Lexus parked on SH

General Discussion

- Status of CC&R and Rules updates

- Board will be meeting to address specific updates to Rules and CC&Rs (Spellmeyer to print off and distribute to board members)
- Fall Social
 - to be held on September 18th (tentative), organized by Dick and Janet Saafeld and Gordon Seligson
- Items for Q3 bulletin (DS to take over)

New business

- Website
 - is up and running! Thanks to Bob Kuzma for working through all the difficulties with Yahoo!
 - will be used as primary method of communication for Association Business (announcement to be sent to all members by Spellmeyer)
 - will contain description of Committees and Offices (to be submitted by Chairs and Officers)
 - Kuzma will include a mechanism for homeowners to submit their e-mails to him directly.
 - only board member e-mail and phones will be published on website
 - no financials will be posted
 - Bob Kuzma will post new material, authorized only by Offices and Chairs
 - General announcements, minutes, bulletins, etc. – authorized by Secretary (Spellmeyer)
 - Financials – authorized by Treasurer (Seligson)
 - ACC – authorized by Chair (Kuzma)
 - Streets and Lights – authorized by Chair (Seligson)
 - Parking – authorized by Chair (Reader)

Submitted by David Spellmeyer, Secretary