

# **2005 General Meeting Minutes**

## ***Hiller Highlands Four Association***

**April 6, 2005, Highlands Country Club, 7:30pm**  
***Approved at the 2006 Annual Meeting, April 5, 2006***

**Call to order, welcome and introductions** – Alan Reader

Approval of the **minutes of the 2004 meeting**

**Financials** – Gordon Seligson

- ◆ 2004 end-of-year status (\$26,994 operating carryover)
- ◆ status of assessments (one past due situation, a lien has been filed)
- ◆ motion to preserve tax-exempt status (any carryover of operating funds will either be used for operating expenses or returned to reserves)
- ◆ 2005 status through March (on track against budget)
- ◆ insurance remains the big unknown

**Landscape Committee** report – Barbara Schindler

- ◆ 2004 activities included several “projects” in addition to ongoing maintenance of the maturing plantings
- ◆ 2005 includes redo the area above the guest parking area

**Architectural Control Committee** report – Bob Kuzma

- ◆ 2005 “walk-around” just completed

**Parking** – Dick Saalfeld

- ◆ Background and status of compliance
- ◆ Engagement of ACT Towing

**Streets & Lights** – Gordon Seligson

- ◆ EBMUD lateral replacement project
- ◆ Upcoming street slurry project

**CORE** report – Pauly Langguth

**New business/Q & A** – Alan Reader

- ◆ Neighborhood issues – John Eastman
- ◆ Felton property “subdivision”

**Election of the 2005/6 Board**

- ◆ Allen, Kuzma & Reader at end of their terms
- ◆ Saalfeld, Seligson & Spellmeyer are continuing for second year of their terms
- ◆ Kuzma is standing for re-election & Pauly Langguth standing for election
- ◆ Nominations from the floor?

**Adjourn**

## Ownership/residence changes since April 2004

### May 2004:

- ◆ Dick and Betty Young (12 Schooner Hill) moved to Alameda, the unit is currently rented

### July:

- ◆ Earle & Eveyln Malm (36 Schooner Hill) moved, the new owners are *Dennis & Margaret Goza* (whose daughter, Michelle Williamson, lives at 44 Schooner Hill)
- ◆ Michael & Julie Petrini (62 Schooner Hill) moved to Skyline Blvd, unit sold to *Bob & Winnie Farwell* (who relocated from another Hiller phase)
- ◆ Maria O'Conner (67 Schooner Hill) sold the unit to her renter, *Colin Vincent*

### August:

- ◆ George Rader (8 Clipper Hill) passed away earlier in the year, unit sold to Florence Wong (of Stillwater, MN). Currently rented to *Diane & Bob Wyatt*

### September:

- ◆ *Gary Dougan & Charles Priest* bought 17 Captains Cove, previously a rental property owned by Michael Schmidt of GA

### December:

- ◆ Rita Wieland (23 Captains Cove) moved to St Paul's Towers, unit sold to *Penny Deleray & Eugene Taylor*

### March 2005:

- ◆ Kathleen Lonerio (9 Captains Cove) moved, unit sold to *York Chan*
- ◆ Michelle Abouaf (46 Schooner Hill) sold unit to *Rosemary Patterson*
- ◆ Don Schulman (63 Schooner Hill) passed away, unit sold to *Tom Kremen*
- ◆ James Kalman (61 Schooner Hill) passed away, no word regarding changes to the unit ownership at this time

## Motion to retain tax-exempt status

RE: Excess income applied to the following year's assessment.

WHEREAS, the Hiller Highlands Four Association is a California corporation duly organized and existing under the laws of the State of California;

And

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service:

NOW THEREFORE, the members hereby adopt the following resolution by and on behalf of the Hiller Highlands Four Association:

RESOLVED, that any excess in membership income over membership expenses for the year ended December 31, 2004, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.