

Hiller Highlands Four Association
Board of Directors Meeting Final Minutes
5/18/05 – 6:15 PM
Hiller Highlands Country Club

Board Members Present: Bob Kuzma, Gordon Seligson, Dick Saafeld, Pauly Langguth, David Spellmeyer

Others Present: Barbara Schindler

Action: Approved March 2005 minutes

Action: Board would like to thank Alan Reader and Bob Allen for their service to the Hiller Highlands Four Association!

Action: Election of 2005 Officers

- President: Bob Kuzma
- Treasurer: Gordon Seligson
- Secretary: David Spellmeyer
- Vice President: Dick Saafeld, Pauly Langguth

Finance

- **Approved:** April statement
- Insurance quote in process
- First Bank signature card
 - All Board Members signed signature card
 - Board agreed at least two signatures required for any check over \$2,500
- Update on Cropper lien (72 SH)
 - Ms. Cropper has not responded to a letter sent to her on May 2, 2005. That letter set a deadline of May 13, 2005, as a response date for arranging a meeting with the Board to discuss the lien, Architectural non-compliance, and other issues.
 - Ms. Cropper has not responded to several other attempts by Board members to establish contact.
 - Secretary will send a copy of the May 2, 2005 letter and post on door.

ACC

- Pending 2003 non-compliance issues:
 - Vincent (67 SH) has responded that the work will be completed by end of May, 2005
 - van Etten (19 CC) has responded that work will begin once tenants move out
 - Brizzolara (6675 CX) had not responded as of BOD meeting
 - Cropper (72 SH) has not responded to notices and requests for meeting (see above).
- Update on 2005 inspection reports
 - Reports have been delivered to all homeowners
- ACC has ordered replacement mail slots in the approved oiled bronze color. Non-compliant mail slots are expected to be replaced according to the 2005 ACC notices. Contact the ACC for a mail slot replacement.
- Garage door replacement requirements clarified

1. Contact the ACC for a mail slot replacement before the door is replaced in order to ensure compliance with the requirement of an oiled bronze mail slot replacement.
2. The door color and sheen are required to match the siding. There are no exceptions to this rule.
3. The door pattern must conform to the stated ACC rules.
4. Correction of existing color irregularities is expected at the next overall painting of the unit (not necessarily within the coming year).
5. Avoidance of these types of common irregularities is expected in all future installations of replacement doors by following the above guidelines.

Landscape

- Update on the Guest Parking project – plants in nursery
- Retaining wall between 5 and 7 CC: Cleary Brothers has submitted a bid for \$6,630 to install structures, plants, mulch. This is a necessary item. Approval pending clarification of landscaping budget.
- 38 SH requested plants to cover A/C unit. Determined that plants will be insufficient to cover. Referred back to ACC for action.
- Irrigation system problems: technician had to check all valves upon restart of system.

Parking

- Five requests to tow cars have been submitted to Parking committee. All cars have been moved prior to towing.
- Need new parking sign for guest parking area. Gordon to have Hawkins Sign to make up new sign.

Streets/Lights

- EBMUD “leftovers”
 - Have picked up most of debris between 18 SH and 20 SH.
 - Remaining debris is apparently a city landmark that will need to be reset by City of Oakland
 - Have not replaced concrete outside 61 SH. Will send request.
 - Will request EBMUD to repair holes drilled in concrete outside 72 SH.
 - Will pressure wash paint markings.
- Street slurry
 - Completed with little hassle to homeowners and tenants
 - Thanks to Gordon for coordinating all the residents.
 - One Alhambra water delivery truck tried to drive on sidewalk, damaged cable box. Driver agreed to cover repairs, though nothing has happened.

Pets

- Continue to have problems with certain pet owners.
- Pet owners (and ultimately homeowners) will be fined.
- Board cannot act on anonymous complaints.
- Final warning letter will be sent to Caeta, (25 CC).

New business

- Addressed complaints from Castle
 - Neighbor’s very old cat to be removed from neighborhood
 - Updated rules & regulations have been sent
 - Denied request for ACC to paint “box” outside home

- Felton “sub-division”
 - Conflicting reports that area will be subdivided or not
 - Nothing on file in Oakland permits
 - Will continue to monitor
- Items for 2Q bulletin
 - Summary of annual meeting
 - Current financials
 - Volunteers for gardening
 - Status of street resurfacing
 - Bill Hunt has agreed to be CORE representative
 - Special thanks to Pauly Langguth for her work on CORE team

Submitted by David Spellmeyer, Secretary