

Hiller Highlands Four Association
Board of Directors Meeting Minutes DRAFT
11/16/05 – 7:00 PM
Hiller Highlands Country Club

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

Other attendees: Barbara Schindler

Approved: September minutes

Approved: October minutes

New Business

- **Reviewed:** landscape contract proposals from Trimacs and Serpico
- **Approved:** Cleary Brothers will continue to be our landscape service provider for 2006
- **Discussed:** Newsletter format, content
 - responsibilities of living in a planned development
 - reserves and what that means
 - the business of the association
 - rules and regulations
 - vendors who we've used
 - welcoming new owners, renters
 - like to separate technical verbiage from newsletter aspects
 - educational aspects
 - saving paper
 - north hills conservancy
- **Discussed:** Addition of meeting minutes and agenda on web site, with meeting dates
- **Discussed:** Responding to realtors request for documents
 - they need to send a request for documents
 - Agenda items: bring in welcome packet (David), letter to realtors (BK), DS to handle the request for information, send Realtor notice immediately upon appearance of sign of sale (David)
- **Discussed:** Plantings damage assessment for 67 SH – Barbara to get estimate for plants by Wednesday (11/23)
- **Discussed:** Renters at 47 SH damaged plants with recycle bins, will be required to cover costs of replacements – Bob Kuzma to send letter.
- **Discussed:** CORE updates
- **Agreed** to have a working session to create centralized database of addresses, etc. within the next few weeks

Finance

- **Approved:** 2006 Budget for \$112,000
- **Reviewed:** October financials and accounting procedures

- **Discussed:** Lien on 72 SH released on October 10, 2005
- **Approved:** Engage Joelyn Car-Fingerle to do the Associations' 2005 tax returns and audit
- **Approved:** State Compensation Insurance Fund annual renewal – premium is \$650 per year

ACC

- One remaining non-compliant homeowner has agreed to paint home by end of November

Landscape

- Water turned off, but have to turn it back on until rains come

Parking

- Send letter to 3 and 5 SH to make sure that cars are parked to the fullest extent possible (Dick)

Streets/Lights

- Streetlight at 40/42 Schooner has been repaired, needed a new ballast