

## **Hiller Highland Four Association**

Minutes of the Board of Directors Meeting, May 21, 2008, Highlands Country Club

The meeting was called to order by Outgoing Vice President, Tom Kremen, at 7:00 p.m. Board Members Present: Bob Kuzma, Pauly Langguth, Cheryl Brodsky, Helen Marshall. Board Members absent/excused: Dick Saalfeld. Others in attendance: Barbara Schindler and Gordon Seligson.

### **Approval of Minutes:**

The electronic approval of the March 19, 2008, Minutes was confirmed.

### **Annual Meeting:**

- A good time was had by all. "Thank You!" to Tom and his Committee for all their work to make this a successful event.
- It was agreed that, while we had 51% of our homes represented at this meeting, we would like to see a better turnout. Next year's Annual Meeting Committee will address this issue.
- It was felt that our Business Meeting went a little longer than we had planned but, with only one General Meeting a year, we have a responsibility to give our homeowners certain information in a format that allows for questions and clarification.
- A letter has been received from the Country Club informing us that they will start charging a fee of \$100 for the use of the Club for all Phase Annual Meetings.

### **ECHO Seminar:**

Pauly Langguth and Cheryl Brodsky will attend the ECHO Seminar on June 21. Bob Farwell will be invited to attend and Bob Kuzma will attend if available.

### **Second Quarter Bulletin: Gordon Seligson**

- To be distributed by end of June.
- Introduce our two new homeowners.
- Publicize Fall Social
- Remind homeowners that political signs are not permitted.
- Remind homeowners that it is not ok to dry your laundry on your balcony if it can be seen from the street.

### **Fall Social:**

Tom Kremen will chair the Committee. Committee will include, but is not limited to, Pauly Langguth, Gordon Seligson, and Cheryl Brodsky. Tom will contact other potential members and set a date for the first meeting. There was a great deal of interest in another Potomac cruise.

### **Treasurer: Bob Kuzma**

- Reported on current financial status. Compared budget to actual.
- Confirmed the Executive Board's electronic, unanimous, approval for Authorization to Record Notice of Default (Allied Trustee Services), regarding two homeowners with delinquent assessments.
- Reported that the Reserve Analysis will not be necessary this year.

- Reported that a letter was received from Tricia Swift, President of Phase I, interested in putting together an informal group of representatives from each Phase to meet regarding common concerns/issues. It was felt that this could be very valuable if it were limited to two or three meetings a year. New President will contact Tricia.
- Discussed need to carry or not carry Workman's Comp. Insurance. More information is needed before a decision is made.

**ACC: Bob Kuzma reporting for George Innes**

- Solar Guidelines will be reviewed by our attorney, Anne Rankin.
- Next "walk-around" is scheduled for July. Tom Kremen has volunteered to be a member of that group.

**Streets and Lights: Gordon Seligson**

Board requested that Gordon inquire further about use of infrared for street cracks and about postponing resurfacing for another year or two.

**Landscape: Barbara Schindler**

- Reported that a tree has been planted in memory of Jane Thompson.
- Reported that new landscaping has been installed, as requested by a homeowner, and that the homeowner is pleased.
- Barbara will request that Cleary Bros. break out charges to be recovered from a homeowner from a larger proposal for replacement landscaping. Homeowner to be billed separately.

**Parking: Dick Saalfeld** No report

**CORE: Helen Marshal** No report

**Welcoming Committee: Janet Saalfeld** No report

With thanks to Tom Kremen for his term on the Board, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Paulette Langguth, Secretary

Next meeting July 16, 2008