

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, November 19, 2008, Highlands Country Club

The meeting was called to order at 7:05 P.M. by President Pauly Langguth. Board members present: Pauly Langguth, Bob Kuzma, and Cheryl Brodsky. Also in attendance were George Innes and Barbara Schindler.

There was confirmation of the electronic approval of the minutes of the September 17, 2008 meeting.

Correspondence

- We received an e-mail regarding the development of the Felton property. We need to be aware of what's going on although we don't need to take any action at this time. The City of Oakland has issued a stop work order because no permits were issued.
- We also received an e-mail regarding the Bentley EIR. There will be a hearing before the Planning Commission in early December.

Old Business

Association Mailbox: Pauly Langguth

- The new mailbox has been received but we are still waiting for the new post. We need to construct a small concrete platform on which to install the post. Cleary Bros. will be asked to install the platform and to do the preparation work and then we can bolt the new mailbox on the post.

Treasurer's Report Bob Kuzma

- Status of 2008 assessments: The Association had initiated a foreclosure sale against the property of a seriously delinquent homeowner. Two days before the scheduled sale, the homeowner paid all past assessments and collection costs, and is now current. The Board voted to refer any future delinquent assessment payments for this homeowner immediately to the collection agency.
- The profit and loss budget vs. the actual and the balance sheet were reviewed. It appears that we will end the year slightly ahead of what was budgeted.
- We are now paying less to the State Compensation Insurance Fund for insurance as we joined a pool of other associations and have better buying power.

Fourth Quarter Bulletin

- The bulletin got out in time and was excellent as always.

Committees:

Landscape: Barbara Schindler

- Barbara presented a proposal to update some landscaping that needs replacing and she feels that the new plants should go in before the end of the year so they have time to get established before the warm weather returns. She estimates it will cost \$9500. After some discussion it was concluded that we don't presently have that amount in the landscaping budget. If all of Cleary Bros.' bills are up to date we may have about \$4000 we could direct to this project. We will move ahead with one small part of the project that will cost \$1500. Barbara will talk with Cleary Bros. about the scheduling of the rest of the project.
- There is a problem with people not picking up after their dogs. Letters will be sent to the owners of known offenders regarding picking up after their pets. There is also a problem with dogs urinating on plants and killing them. Pet owners will be reminded to be vigilant about their pets.

Parking:

- The car that has been parking in front of 20 Schooner Hill was tagged. The owner indicated that he was exercising his right to park there for less than 5 hours. That situation has improved however.
- A letter was sent to the Browns concerning the parking of their vehicle on the sidewalk. There has been no improvement in this situation. They will be notified that after the first of the year fines and/or towing will be implemented if their vehicle is parked in violation of the CC&R's.
- Guests of a home in Phase II, who live on Grandview at the corner of Schooner have been parking on Schooner longer than our parking regulations permit. We will contact the President of Phase II and ask if they will put something in their newsletter regarding obeying our parking rules if they or their guests park on Schooner Hill.

ACC: George Innes

- The Porta Potty on Schooner Hill will be gone soon. The new owners hadn't checked beforehand about installing the Porta Potty. George will ask them to have it removed by Thanksgiving.

- 20 Schooner Hill has dry rot and leak problems and will be doing major repairs.
- We learned that smoke alarms may lose their sensitivity to smoke after a certain period of time, even if they are getting power. Gill's Electric might give us a group rate to inspect smoke alarms. It could probably be done for about \$100-\$125 per house. We will put an article in the next bulletin about smoke alarms and see if there is any interest in getting a group rate for inspections.
- Some people have been leaving garage doors open. Another note will be put in the bulletin about safety concerns.

Welcome Committee:

- There are new residents at: 17 Captains Cove (renters) and 61 Schooner Hill (owners). Janet will be asked to visit them.

The next meeting of the Board is January 21 and not January 14 as stated in the recent bulletin.

Adjournment: The meeting was adjourned at 8:50 P.M.

Respectfully submitted,

Cheryl L. Brodsky, Secretary