

HILLER HIGHLANDS FOUR ASSOCIATION
Minutes of the Annual Meeting of the General Membership
Highlands Clubhouse, April 1, 2009

Call to Order and Welcome

People present who have lived in Hiller Highlands IV since 1973-74 were recognized; people who have lived here since before the 1991 fire were recognized; and people who have moved in to Hiller Highlands IV since the fire were recognized. The newest member of HHIV moved in 2 days ago.

The meeting was called to order at 7:30 P.M. by President Pauly Langguth. Board Members present: Cheryl Brodsky, Bob Kuzma, Dick Saalfeld, Bob Farwell and Pauly Langguth. Pauly welcomed everyone and introduced the Board and the Committee Chairs.

Approval of Minutes

Additions or corrections to the minutes of the April 2, 2008 annual meeting were requested. Hearing none, a motion was made, seconded and passed unanimously to approve the minutes as presented.

Old Business

Davis-Stirling Update:

There have been no significant changes this year to the State Law that governs Homeowner Associations ("HOAS").

CC&R's:

As a HOA we function under state regulations. The state rules change regularly and we have to modify our rules to comply with state law. If any Association members believe that the CC&Rs need changing there is a procedure set out in the HOA rules and regulations.

Roster:

Every member and resident of the Association has been given a form to fill out to opt in or opt out of a roster that will be distributed to all residents of HHIV. The roster is a

safety issue and we hope that everyone will be on the roster but any Association members or residents who fail to respond or who opt out will be omitted from the roster.

New Mailbox:

We have a new mailbox and will be posting the current agendas on the side of the mailbox.

Treasurer's Report:

2008 Financial Report:

We have close to \$300,000 in reserves and are in good shape financially.

2009 Budget Update:

We are up to date with past due assessments.

A motion was made and seconded to maintain tax our exempt status and it was passed unanimously.

The audited statement from our accountant for 2008 is available and is posted on our website.

Committee Reports

Welcome Committee:

Janet Saalfeld, chair of the welcome committee introduced our new Association members: The Chans are the newest members. The Ongs have lived here since May 2008. This is the first Association meeting that the Melhoffs, Wongs & James have attended.

Quarterly Bulletin:

Gordon Seligson prepares the Hiller IV Bulletin. Please send all articles you would like published in the Bulletin to Gordon. The deadline for the next bulletin is the end of April.

Streets & Lights Committee:

Gordon Seligson is chairman of the Streets & Lights committee. He explained that the committee replaces street light bulbs when they burn out and arrange for the repaving of HHIV streets.

Landscape Committee:

Barbara Schindler is chair of the Landscape committee. She works with the landscapers to determine what needs to be done. Last year they re-landscaped the strip from Schooner Hill to Captain's Cove. They also redid the spot near 1 Clipper Hill where the valves for the sprinkler system are located. If you are unhappy with the plantings by your house let Barbara know and she will discuss the options with you.

The Fire Department will make rounds in June. If you get any report from the Fire Department in your mailbox please drop it in the 30 Schooner Hill Mailbox or in Barbara's mailbox at 1 Schooner Hill.

Dogs have done a lot of damage to the landscaping. Barbara requested that people try to keep their dogs out of landscaped areas and pick up solid waste.

Parking Committee:

Dick Saalfeld is the chair of the Parking committee. He reviewed the parking rules that were established to contribute to a good living experience for us all. Please look at the spirit of the rules rather than try to find a loophole. Residents must park their first two vehicles in their garages. If you have a third vehicle it can be parked in the driveway. Parking is allowed on the street for up to five hours. Parking is not permitted on the sidewalk or curb unless it is part of your driveway apron. Guest parking is for guests, not for residents.

ACC Committee:

George Innes is chair of the ACC. It is that committee's responsibility to assure compliance with the architectural rules. Keith Beckwith, Tom Kremen, Bob Kuzma and Helen Marshall have served on the committee. The committee does a walk around inspection every year and provides written notification of any problems that must be corrected. The next inspection will be in July or August.

Some experts recommend that smoke alarms be inspected frequently. As the systems age the sensitivity of the alarms to detect smoke decreases. Gill's Electric will do inspections of your alarms, if you request it and they will give a \$20 discount off their hourly rate if they can schedule two inspections here on one day.

CORE:

The HHIV CORE representative has moved away and we need a volunteer for this committee.

Thank You

Pauly Langguth and Bob Kuzma were thanked for all their efforts on the Board.

New Business

Election Procedures:

Election procedures were reviewed. There are two Board positions to be filled.

Herb Holman and Gordon Seligson were nominated to fill the two positions on the Board. There being no nominations from the floor, Herb and Gordon were elected to the HHIV Board by unanimous vote.

Announcements

The fourth bore lawsuit has been settled but the committee's work is not complete. They are making sure that the money the State has allotted for the fourth bore is spent appropriately.

Earth Day is April 26.

Mr. Felton has informed us that he will be developing his property. He is holding a meeting to discuss his plans and representatives from HHIV will attend.

A motion was made to adjourn the meeting at 8:35 PM. That motion was seconded and was unanimously passed.

The next regularly scheduled meeting of the Board is May 20, 2009.

The 2010 annual meeting is April 7, 2010.

Respectfully submitted,

Cheryl L. Brodsky
Secretary