

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, May 20, 2009, Highlands Country Club

The meeting was called to order at 7:00 P.M. by President Pauly Langguth. Board members present: Bob Kuzma, Dick Saalfeld, Cheryl Brodsky and Bob Farwell. Also in attendance were Gordon Seligson, George Innes, Barbara Schindler, Janet Saalfeld, York Chan and Phil Thompson.

There was confirmation of the electronic minutes of the March 18, 2009 meeting.

Old Business

Annual Meeting Critique: Janet did a wonderful job in planning the event. About 46 homes were represented.

HHIV Roster: There are a few additions and corrections to the roster. People who didn't respond will be contacted about responding to the roster. Only 2 people said that they did not wish to be included.

New Business

Assignment of Roles for Board Members:

Cheryl Brodsky: President
Dick Saalfeld: Vice President
Gordon Seligson: Treasurer
Bob Farwell: Secretary
Herb Holman: Director

Arrangements were made to pass materials on to the Board's respective successors.

It was confirmed that all Standing Committee Chairs will continue in their positions.

Pauly & Tom Langguth will share the position of CORE representative.

Fall Social: Sept. 13 at Hiller Highlands Country Club

HHIV Website: The Website has been fixed. The President should do a welcome to potential homeowners and explain that this is a PUD with rules and regulations and that there are fines for non compliance. The President should also do a welcome letter for the welcome committee packet given to new residents.

Felton Development Plans: A meeting was held at the Felton home concerning Mr. Felton's plans to develop part of the hillside behind HHIV. Mr. Felton was welcoming and charming. He had three people speak as to what he is planning. There are eight lots that directly impact HHIV. Felton will be developing them and then selling them off. He will not be doing the building on them. Some people thought that the development of the land would stabilize the hillside. Others would like to see it remain as open space. The bottom line is that they are Felton's lots and he has the right to do with them as he pleases.

Treasurer's Report: Gordon Seligson

Gordon provided us with a copy of the current reports. We must review the reports and on a quarterly basis and approve the actual to budgeted amounts reflected in the reports. The financial report needs to be distributed annually to all members.

Status of Assessments: Five or six homeowners are late in paying their assessments.

Bulletins: Gordon Seligson

Specific dates for submission and distribution of the 3rd and 4th quarter Bulletins were not set but we need to get out the agenda in early July.

Standing Committee Reports

Landscape: Barbara Schindler

We have done plant additions and replacements. We have a proposal for the repair of the planter box between 6 and 8 Clipper Hill. There are also about six planter boxes on Schooner Hill are in need of repair. These repairs are fairly minor. The one on Clipper Hill will cost about \$600. The six Schooner Hill planters will cost about \$1100 in total. We will try to preserve any trees in the planter boxes. Small plants can be dug up and reused elsewhere. After the repairs the planter boxes will need to be painted. The painting will be done by the HOA but we need to update the ACC regulations to require homeowners to paint the planter boxes in the future. For now we can take these funds out of the irrigation budget. A motion was made and passed to allot \$2000 for the repair of the planter boxes.

Parking Violations: Dick Saalfeld

Ms. Cropper was parking in her driveway and didn't have two cars in her garage. She was fined on two occasions, \$40 each time. She needs to be billed \$80 for the two fines. She will get a letter saying that interest will be charged if she

doesn't pay the fines. We need to put a reminder in the quarterly Bulletin about what is permitted.

We also need to put a reminder in the Bulletin that laundry is not permitted on the balconies.

ACC: George Innes

The owners of 24 Schooner Hill have replaced their garage door. That had been their main infraction. They also need to replace their mail slot. George will write a letter to them thanking them for replacing the garage door and reminding them where they can get the new mail slot.

The owners of 67 Schooner Hill want an exception to the painting scheme. Their next door neighbor has to agree to this change but will be out of town for a while, which will delay their discussions regarding the proposed paint scheme change. The 67 Schooner Hill owners want to get the new garage door and balcony repaired at the same time. The Board had previously advised the homeowners that the corrective work must be completed by June 30, 2009 in order to avoid a fine. The homeowner requested the completion date be moved to August 31, 2009 to provide time to resolve the paint scheme matter with their neighbors and then to have the work completed. George recommended the Board approve this extension and the Board agreed. George will draft a letter from the Board, for Cheryl's signature, asking the homeowners to advise the ACC as to their schedule for completion of this work. The letter will state that there will be a Board hearing in September to determine if they should be fined. It will also state that if work is complete by then, the hearing will be canceled.

The ACC will do inspection walkabouts in July or August.

Welcome Committee: Janet Saalfeld

We need to let the renters know about rules and start fining the owner if rules are violated by their renters. We have several new renters/owners. There was a suggestion that a cocktail party be held periodically for new residents.

Announcements:

We encourage all to go to the ECHO conference in June.

Adjournment:

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Cheryl Brodsky, Secretary