

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, September 16, 2009, Highlands Country Club

The meeting was called to order at 7:00 P.M. by President Cheryl Brodsky. Board members present: Bob Farwell, Herb Holman, Dick Saalfeld and Gordon Seligson. Committee Chairs Present: George Innes, Janet Saalfeld, and Gordon Seligson. The Smees were also in attendance.

There was confirmation of the electronic approval of the minutes of the July 15th, 2009 meeting.

Correspondence

We received a letter from Aileen Frankel of HHIII regarding the graffiti on the entry sign to Hiller Highlands. Questions were raised about who installed the signage and who owns it, etc. More information is needed to determine course of action.

The Oakland Planning Commission will review the request of Bentley School to increase enrollment and allow summer school from the currently approved 200 to 360, the current enrollment. The meeting is scheduled for October 6, 2009 (later changed to October 21st, 2009). A motion was proposed that the Board write/endorse a letter to the Planning Commission supporting the position of Neighbors for Safety in Hiller Highlands. This motion was approved by a 4 to 1 vote. Cheryl will draft the letter.

Treasurer's Report

Three units are delinquent in paying association dues. One of those units has been delinquent in paying dues for three quarters. Although sympathy was expressed at the difficult financial situation of some association members, the Board has a duty to the rest of the association to make best efforts to collect outstanding dues. The debt that is three quarters behind will therefore be sent to collection. An effort will be made to encourage the other two homeowners to pay the amounts owed. It was agreed that when any delinquency reaches \$1,000, the Treasurer should start a collection action.

Gordon pointed out that every homeowner should have an insurance policy loss assessment rider covering 1/80th of the common area should it be destroyed and a special assessment be required.

Old Business

A vote on a landscape contribution to Phase V was deferred pending more information on what other phases have offered.

New Business

Board discussed how to foster more of a neighborhood feeling in HHIV. Janet Saalfeld will come up with a proposal.

Gordon Seligson and Suzanne Barr are working on the 4th quarter bulletin.

Committee Reports

Architectural – George Innes

67 SH has satisfactorily completed all deferred items. 24 SH mail slot was corrected and in compliance. George reports that there are no other outstanding deficiencies at this time. The review of the Solar installation at 1 SH was completed. Three other units in HHIV will be installing solar systems in the near future.

Streets/Lights – Gordon Seligson

The street light at 45/47 SH has failed and will likely require new ballast. Service is being scheduled. Planter framework @ 23 SH repaired.

Landscaping – Barbara Schindler

Barbara was unable to attend; no report.

Parking – Dick Saalfeld

Letter on parking for 25 CC was sent; the occupants are now in compliance.

CORE – Pauly Langguth

Pauly was not available to attend. It was reported that the CORE emergency box was inventoried, cleaned and missing items replaced. A mid October session is planned by Pauly to go over what is in the emergency box and answer questions.

Welcome – Janet Saalfeld

September social was successful with over 60 people attending.

The next meeting of the Board is Wednesday, November 18, 2009 at 7:00 PM at the Highlands Country Club.

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

Respectfully submitted,

Bob Farwell, Secretary