

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, November 18, 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 and Gordon Seligson. Committee Chairs Present: George Innes, Janet Saalfeld, Pauly Langguth, Suzanne Barr and Gordon Seligson. Others in attendance Aaron Brown.

There was confirmation of the electronic approval of the minutes of the September 16th, 2009 meeting.

Correspondence

We received a letters from 65 SH (Morris) and 67 SH (Brown) regarding a car visibility issue along SH. Aaron Brown indicated a possible solution was to request that cars parking in the cutout adjacent to 67 SH only park parallel with the curb. Gordon Seligson will work on obtaining a sign. The resolution of the issue was tabled pending discussion with the Morris's on the acceptability of the proposed solution.

Speed bumps were also discussed for this section of the roadway in order to slow vehicles entering into the phase as too high a speed. There was discussion f liability issues associated with adding speed bumps on a private street as well as determining the requirements. Further investigation and discussion will occur at a later date.

67 SH has an issue with 65 SH regarding the location of large planters of bamboo that obstruct the 67 SH view and shed debris into 67 SH yard.

Treasurer's Report

Gordon noted that 1 CH was foreclosed prior to the recordation of the HOA lien. Although the bank is responsible for HOA dues from the date of foreclosure, it is not responsible for the prior delinquencies. Other HOA delinquencies were deferred to executive session for privacy purposes.

Gordon indicated that 67% of the HH IV budget is for landscaping with up to 25 percent of the landscaping portion for street sweeping. Using blowers could potential lower the budget. However, there was generally agreement by the board that blowers were not desirable.

The proposed budget was presented. The board increased the budget for landscaping improvements from \$5,000 to \$8,000. The dues for 2010 will remain the same as 2009, at \$385 per quarter.

Old business

The Planning session for Bentley School was held. The Oakland Planning Commission approved an enrollment of 360 students at the campus, subject to maintenance of off-site parking for 20 vehicles and mitigation of traffic congestion, including consideration of car pooling and/or off-site bus shuttle. This was felt to be a positive outcome in that the school will have to show progress on these issues.

Graffiti on Hiller Highlands sign is now gone. Item is closed.

HH IV roster should have a statement that it is not for commercial use.

New Business

Subsequent to the recent burglary, Cheryl received a proposal for security patrols for the neighborhood. The cost was \$21.50 per house and would be mandatory for all houses. Service would consist of 20 random patrols of 20 minutes each per month. The board discussed the issue but there was no consensus to go forward unless strongly urged by homeowners.

The liability of the HOA for hired vendors was discussed. We need to require that the HOA is named as an additional insured by all vendors that supply services to the HH IV.

The re-write of the ACC rules was circulated for 30 day comments. These were received and corrections made. A motion approving the re-stated ACC rules was adopted unanimously by the board members present. The final document will be added to the HH IV website.

Fourth Quarter Bulletin

Suzanne discussed the need to establish publishing dates and deadlines for submissions. It was decided that the publish date would be December 15th with a deadline for submissions of the first week of December. Suzanne also noted that she doesn't edit the documents. They should be provided unformatted and ready for publishing.

Committee Reports

ACC – George Innes indicated walk rounds were completed with only minor corrections noted.

Streets – Repair of Bollard lamps still pending. Railings were sanded and these will be painted soon. We still need reliable epoxy for street reflectors.

Core – Pauly has completed inventory of the emergency boxes, added weatherproof plastic boxes for supplies and updated the medical bags. She is still awaiting reimbursement for expenses.

The emergency preparedness binder was discussed. This is a notebook that has emergency information for each household so that property actions can be taken in an emergency. This notebook is kept in the emergency boxes, which will have a lock with a common code.

Pauly and Janet plan to have a joint social and emergency preparedness function in February, possibly around Valentines. More details will be forthcoming.

Welcome Committee – Janet welcomed Rob and Carol Miller. They will be living in HH IV while their house in Montclair is rebuilt. It was also suggested that we have a hospitality event at the 'pod' level to encourage neighbors to know each other in the event of an emergency and for security purposes.

Landscaping – Barbara indicated the need for a fence at SH and CH to prevent damage from dog damage of the landscaping. The board approved a motion to engage Cleary Bros. to complete the project for an estimated cost of \$2,200 and subject to an acceptable design.

Parking – It was pointed out that parking citations were made to cars in the vicinity of 67 SH, which appeared to be visitors to the Croppers.

Other Items

Cheryl indicated the desire to work on re-stating the CC&Rs to bring them in line with new requirements. Gordon indicated this is expensive and we need to budget in advance in order to do this.

The general session was adjourned at 9:30 PM.

An executive session was held to discuss HOA delinquencies, the amounts and units involved and procedures on limiting HOA exposure. It was reiterated that when any delinquency reaches \$1,000, the Treasurer should start a collection action.

The executive session adjourned at 9:50 PM.

The next meeting of the Board is Wednesday, January 20, 2010 at 7:00 PM at the Highlands Country Club.

Respectfully submitted,

Bob Farwell, Secretary