

Hiller Highlands Four Association
Minutes of the Board of Directors, May 19, 2010, Highlands Country Club

The meeting was called to order at 7:00 pm by President Cheryl Brodsky. Board members present: Bob Farwell, Herb Holman, Gordon Seligson and Mary Ellen Smee. Committee Chairs present: George Innes, Pauly Langguth, Janet Saalfeld and Barbara Schindler. Others in attendance: Phil Thompson, Ken & Michele Ertman

There was confirmation of the electronic approval of the minutes of the March 17, 2010 meeting.

Correspondence

Ken and Michelle Ertman had written to the Board requesting consideration of the installation of security gates at the main entry points of HHIV. They attended the Board meeting to lead a discussion of this proposal. They suggested that the gates could be open during the day and closed via timer in the evening. Guests could use a telephone at the gate to call their hosts for admission when the gates were closed. Questions were raised about what time of day most of the crimes in the area occurs. The Board will investigate this further. Ken Ertman will get three estimates of the cost involved for further consideration and discussion. As this would be a major lifestyle change, per Cheryl Brodsky, if the Board believes that this is a change that is advisable, it should be brought to the homeowners for a vote.

Gordon Seligson suggested the possibility of the addition of cameras at the entry points with backup recordings. Bob Kuzma suggested he could provide clarification to the technical feasibility of using cameras and get some costing information on installation, if the membership is in favor of adding additional security measures. However, he believes neither gates nor cameras are necessary.

Pauly Langguth suggested that we all get to know our six closest neighbors, as recommended by CORE, in order to increase awareness and safety and potentially reduce crime.

Herb Homan indicated that he has a Chamberlain remote garage door sensor that indicates from within the unit whether the garage door is closed. He will provide information about it in the next bulletin.

Treasurer's Report – Gordon Seligson

The monthly financials were submitted. There were no major issues or deviations from the budget. Gordon Seligson discussed returns on CD's and time laddering and the Board agreed this is the correct strategy. Rates remain very low, under 2%. We will need a letter signed by two board members to change CD's from Cedars to First Bank.

One delinquency on HOA dues has gone from two quarters behind to about one quarter. There are no other changes in status.

Old Business

There is nothing new to report on the Robert Felton proposed development.

There is nothing new to report on Bentley School issues.

Pauly Langguth reported on the CORE 1 training sessions on May 6th and 13th, which had 18 people representing 14 homes. She plans to have additional training session in the summer or fall. Also, she plans to arrange a CORE 3 training session to take place at the fire station as well as a fire hose demonstration in HHIV.

It was pointed out that the HOA paid for automatic gas shutoffs on all houses during the post-fire re-build; however, there are several more recent builds that don't have them. During the Architectural walk through, this will be checked and the Board will consider installing these turn off valves, at HOA cost, subject to homeowner approval.

Pauly Langguth reported on the roster update. It was noted that the roster should not be on our public website. An update will go out with the second quarter bulletin.

Cheryl Brodsky reported on the annual meeting, which was well attended and went well. All agreed the guest speaker was informative and a great idea and should be continued. Janet Saalfeld was congratulated by all for doing such an excellent job with the catering and organization.

New Business

Herb Holman will assume the position of Vice President. Mary Ellen Smee will be a director at large. All other existing board officers have agreed to continue in their current positions. A motion for such was entertained, seconded and unanimously approved by Board. For the 2010-2011 term Cheryl Brodsky is President, Herb Holman is Vice President, Gordon Seligson is Treasurer, Bob Farwell is Secretary and MaryEllen Smee is a Director at Large.

The ECHO Conference (Executive Council of Homeowners Associations) will be June 19th at Santa Clara Convention Center. Interested board members are encouraged to attend. This conference helps keep the Board up to date on the laws that govern homeowners associations.

George Innes discussed a suggestion made at the annual meeting that the Board consider the addition of new exterior paint options. This issue was addressed in 2005 and new paint choices were added at that time; however, there has been no great impact on the phase as most homeowners choose to retain their original colors when repainting. George pointed out that the addition or substitution of exterior colors tends to be a relatively complicated and time consuming process and can take 5 to 10 years to fully implement the transition. Adding additional paint options was tabled by the Board. Paint information is available on the HH-4 website and marked color samples are available from George Innes.

Herb Holman pointed out that rodents are an issue on the hill and homeowners should monitor this situation. Any bait or poisons should be carefully controlled to avoid use on the exterior or where pets or other wild animals could be harmed.

Second Quarter Bulletin

John Barr will be co-editing the bulletin with Suzanne Barr. Articles should be sent to Suzanne Barr (jshcbarr@earthlink.net) by June 11th; please submit them without any special formatting (i.e. bullets, indentations, etc.). It was agreed that including articles was more important than neat layout and that this would be communicated to our editors.

Committee Reports

ACC: The walk around inspections will be occurring in early summer. Specific time conformance timelines will be addressed on all outstanding discrepancies.

Streets & Lights: Gordon Seligson is awaiting dry weather in order to complete re-painting of the red curbs and the stair/path railings.

Landscape: A house above Captains Cove, was granted an easement to drain its swimming pool through HHIV. The drainage pipe on HHIV property has broken, due to the stress of the pool drainage. Bob Farwell will prepare a letter informing the homeowner that HHIV will repair the pipe and request reimbursement from the homeowner.

Parking: There were no parking issues to report.

CORE: Please refer to Old Business.

Welcome: Janet Saalfeld has contacted the new occupant at 19 Captains Cove who works at Lawrence Livermore. Janet Saalfeld is working on the date for the Fall social.

Other: The homeowner at 24 SH is leaving a dog on the balcony unattended, which is a violation of the CC&R's. Cheryl Brodsky will inform the homeowner of the HHIV rules regarding prohibition of unattended pets on our balconies.

Announcements: None.

The meeting was adjourned at 9:30 PM.

The next meeting of the Board is Wednesday, July 21, 2010 at 7:00 PM at the Highlands Country Club.

Respectfully submitted,
Bob Farwell, Secretary