

Hiller Highlands Four Association
Minutes of the Board of Directors, August 11, 2010, 50 Schooner Hill

The meeting was called to order at 7:00 pm by President Cheryl Brodsky. Board members present: Bob Farwell, Herb Holman and Gordon Seligson. Committee Chairs present: George Innes, Pauly Langguth, Janet Saalfeld, Dick Saalfeld and Barbara Schindler. Others in attendance: Phil Thompson, Ken Ertman, Raine Rude, Renaldo Juanso, Rosemary Paterson and Sam James.

There was confirmation of the electronic approval of the minutes of the May 19, 2010 meeting.

Correspondence

Cheryl Brodsky received an e-mail from Sam Hayes, a resident of Hiller V who lives on Charing Cross, regarding two reportedly “pit bull” dogs at 6677 Charing Cross (but in fact an English Bulldog and a British Staffordshire Terrier). Per the e-mail, the dogs have repeatedly escaped from the garage and have bounded across the street, intimidated him when he was with his young child and has been seen as a threat by some of his neighbors in Hiller V. The letter suggested HHIV would be held liable should someone get hurt.

It was also noted that the dog owner washes out the garage where the dogs spend the day with the runoff going onto the driveway and into the landscaping. Barbara Schindler noted that this is causing damage and could kill a nearby common area Arbutus tree.

Cheryl Brodsky said that the Board attorney had been consulted and it was decided that Cheryl and Herb Holman will talk with the dog owner and attempt to resolve the issues. Suggestions from residents at the meeting included placing the dogs on leash prior to opening the main garage door, hiring a dog walker and changing the method of cleanup.

Treasurer’s Report – Gordon Seligson

The monthly financials were submitted. There were no major issues or deviations from the budget. The sale of 1 Clipper Hill has closed. Approximately \$3,000 is owed to the association and Gordon Seligson is awaiting payment.

The Association has been carrying \$2 million of directors and officers liability insurance and this amount has not increased since 1974. It was suggested that the amount of insurance could be increased for a small amount. This topic will be revisited at the September Board meeting.

Three units remain in arrears on quarterly dues. Two are delinquent two quarters and one is delinquent one quarter.

Welcome Committee – Janet Saalfeld

Janet has spoken with the new owners of 68 SH, who have closed on the purchase of their home but are in the process of making renovations. They don’t have a definite move in date yet.

1 CH has been rented and Janet will welcome the occupants.

The Fall Social is scheduled at the Highlands Country Club for Sunday, September 12th. The theme will be a picnic. The committee needs volunteers for setup, food and cleanup. Please contact Janet to volunteer. In conjunction with the social, there will be a discussion/presentation on emergency preparedness and possibly on the neighborhood watch program.

Parking – Dick Saalfeld

There were no significant parking issues to report. Parking discussions regarding 18 and 19 SH were deferred until the September meeting.

ACC -- George Innes

As a result of issues raised and correspondence received regarding the two large cantilevered umbrellas at 35 SH, it was pointed out that the Association's Architectural Rules require a homeowner to request prior ACC approval to add an awning or any other exterior sun protection device. The homeowner did not realize that something that was not attached to the home would be subject to ACC approval. It was pointed out that the Architectural Rules provide for ACC approval of all sun shade devices on balconies. The homeowner indicated the umbrellas were meant as a temporary solution.

After a discussion by the Board, a motion to allow the existing umbrellas to remain for a maximum of 12 months was made and unanimously approved. This resolution was satisfactory to Mr. Juanso.

In order to avoid any future issues regarding sun protection devices, an item will be placed in the bulletin clarifying the application of the Architectural Rules in this regard and the need for prior ACC approval for any sunshade devices, whether attached or not.

Old Business

Neighborhood Safety – Kenneth Ertman

Ken reported back on the cost of installing security gates at both ends of Schooner Hill. The proposal would be to install two automated security gates. One would have telephone and remote control access with a pedestrian gate. The other would have remote control access with no telephone. Both would allow cars to exit at will. Two quotes were obtained, R&S, San Leandro and Reid Bros, Oakland. Both were in the range of \$48,000 plus power and telephone, which he estimated could run an additional \$25,000 to \$30,000.

Various opinions were expressed. Several people indicated that they were against the idea of living in a gated community. Further discussion was tabled but no additional action will be taken until the Board informally polls the owners. If there is significant interest, the details would be worked out and a formal vote will be taken of the Association members.

Bob Kuzma was not able to attend the meeting and discussion on the installation of security cameras was tabled until the September meeting.

Neighborhood Watch – Rosemary Paterson

Rosemary investigated the idea of developing a neighborhood watch program for the Association. This is a structured program supported by the City and the Police Department. The City of Oakland has a neighborhood watch coordinator on staff and will support the program with police officers. The purpose of the program is to know your neighbors, know how to protect people and property and understand the use of 911. HHIV could be divided into six sections, each with approximately fourteen townhouses, to form the structure of the Neighborhood Watch Program for our area.

A block captain and alternative for each group is also typical although as a PUD, we may want to modify this. To implement the program two meetings are held with a requirement to have at least 20 participants and a majority of the subgroups represented. The neighborhood watch coordinator and a police officer would make presentations at the meetings as well as answer questions. One of the elements of the program would be add Neighborhood Watch signs to the Association area, provide a map of the group divisions and a roster of the participants.

Bentley School – Sam James

The Oakland Planning Commission approved the Bentley School TDM; however, the school is supposed to have a third party monitor to assess the adherence to the approval conditions. Although the Planning Commission heard the concerns of the liaison committee, they did not heed any of the suggestions. The school currently has about 360 students and 80 faculty.

Tasks of the school under the approval are to: a) add more parking on-site; b) reduce the number of trips to the school by implementing carpools, bicycles, walking and muni buses; c) relocate administrative staff; d) have an independent monitor with ability to warn/fine/expel violators; e) provide letter(s) to notify the neighborhood of additional activities; and f) report back in 90 days.

Landscape – Barbara Schindler

The fire department inspection resulted in minimal work. All of the reported items have been completed by the landscaping crew.

Water was increased as a number of the trees appeared to be under stress and it was determined that we have been under watering for some time.

A contractor has dumped building material into the common area adjacent to Mary Ann Cropper's home, which is a violation of the Association rules. Residents will be reminded in the next Bulletin that they or their contractors must clean up and properly dispose of refuse.

The last landscape contract between the Association and Cleary Bros. was executed in 1998. Although this continues to be followed, last year the price was increased by 30 percent and additional price increases are in order. Neither the Board nor Cleary Bros. finds the current situation acceptable; a new contract is needed. There was concern that to get the amount of staffing that is necessary to maintain the present landscaping, that additional staffing will mean another increase in costs.

The Board has requested that bids be obtained from other landscape contractors in order to better understand the market and any justification for cost increases. Although we are satisfied generally with Cleary Bros, it is important to have a valid working contract going forward.

New Business

Automatic Gas Shutoff Values

During the recent ACC walk thru it was noted that 13 or 14 units do not have the automatic shutoff values that were installed on all of the original builds. This is a safety item. The existing installations were paid for by the Association.

A motion was made to draft and send a letter to each of the affected unit owners explaining the item, the purpose of the installation and request a signed authorization to complete the installation at the Association's expense. The Association will then coordinate the installation. The motion was approved unanimously.

Sewer Line Repairs

Phil Thompson summarized what has transpired with the sewer line that goes from his home over the landscaped common area. He has had several estimates to fix this problem, which ranged from digging up the old sewer line and replacing it with a new pipe to installing a new line inside the old line. Both methods would presumably solve the problem but digging up the old line would cost two to three times as much as the other method. The Board authorized up to \$4200 to make the repairs without digging up the entire line, which would be more expensive and necessitate relandscaping of the area. There was discussion about whether to have someone examine all the lines that may be at risk but that would be extremely costly. Sewer lines will be dealt with when and if additional problems occur.

Committee Reports

Streets & Lights -- Gordon Seligson

No items to report. Slurry coat and other items were deferred to the next Board meeting.

CORE -- Pauly Langguth

A preparedness program will likely be presented at the Fall Social. All other discussion deferred to the next Board meeting due to time constraints.

Announcements: None.

The meeting was adjourned at 9:50 PM.

The next meeting of the Board is Wednesday, September 15, 2010 at 7:00 PM at the Highlands Country Club.

Respectfully submitted,

Bob Farwell, Secretary