

**Hiller Highlands Four Association
Minutes of the Board of Directors, September 15, 2010
Highlands Country Club**

The meeting was called to order at 7:10 pm by President Cheryl Brodsky. Board members present: Cheryl Brodsky, Gordon Seligson and Mary Ellen Smee. Committee Chairs present: Pauly Langguth, Janet Saalfeld and Bob Kuzma. Others in attendance: Phil Thompson.

There was confirmation of the electronic approval of the minutes of the August 11, 2010 meeting.

TREASURER'S REPORT

\$4600 was spent on sewer repair at 54/56 Schooner Hill.

Three owners have delinquent unpaid assessments. Letters have been sent to them.

The Reserve Study still has not been completed and returned to Gordon. He may need to seek out another company to do the review.

OLD BUSINESS:

Security Cameras: Bob Kuzma

The issue of security cameras will be put on the agenda for the annual meeting in April.

NEW BUSINESS

Review of CC&R's: Cheryl Brodsky

There was a discussion on whether we need to have a legal review to update the CC&Rs and By Laws. The cost is estimated at \$5000. This issue was tabled and will be put on the agenda for next Board meeting when the full Board is present. Current CC&Rs were revised in 2001. The By Laws were updated in 2007. The purpose would be to assess if they meet all current laws applicable to planned unit developments and if they are serving our needs as a homeowner's association.

Insurance Coverage: Gordon Seligson

There was discussion on whether to increase insurance limit of our directors and officers. Because two Board members were absent this issue was tabled to the next Board meeting.

COMMITTEE REPORTS

Fall Social: Janet Saalfeld

Feedback on the fall social was very positive and the welcome chair, Janet Saalfeld and her helpers were warmly thanked. She was asked to estimate a budget for events for next year.

Parking: Janet Saalfeld

There have been complaints regarding the number of vehicles, length of time cars are parked on the street and parking in red zones by the Castles, McMillans and Kans. All three will be sent letters by Dick Saalfeld stating that if continued infractions of parking rules occur, they will be fined.

Architectural Control Committee: Bob Kuzma

A letter will be sent to Mr. Juanso at 35 Schooner Hill concerning the placement of umbrellas on the rear patio He will be informed that his umbrellas are an exception to the ACC rules and will permitted with a time limit. Suggestions pertinent to the rules concerning umbrellas/sunshades will be discussed at next board meeting

The Dixons will to be asked to remove the political sign from in front of their unit. It can be placed in their window.

Gas valves cost and installation needs further details and information before action taken.

Streets and Lights: Gordon Seligson

An interim repair of streets, before the next slurry is estimated at \$2500. Gordon, was asked to have workmen provide evidence of insurance for workman's compensation.

Lights/ballast at 21 Captain's Cove have been repaired.

CORE: Pauly Langguth

Ten people signed up for CORE III.

The Neighborhood Watch program has had a small signup thus far. The program will be held on Wed., Oct 27 and Nov 3 from 7-8 PM at the Highlands Country Club.

Landscape:

Concern was expressed about the need to have a landscape committee that has knowledge, along with Barbara Schindler, as to what needs to be done. When Barbara is away, we tend to feel helpless and are ignorant of the landscaping issues. We will put out a plea to residents in the next Bulletin, to volunteer for a landscape committee.

To help us better evaluate the reasonableness of the current landscape costs, three competitive bids are being sought.

Bulletin: Bob Kuzma

Bob Kuzma and Cheryl Brodsky will work together on the Third Quarter Bulletin. It will hopefully be completed by the week of September 20.

ADJOURNMENT

The meeting was adjourned at 9:15 PM