

**Hiller Highlands Four Association
Minutes of the Annual Meeting of the General Membership
Highlands Clubhouse, April 6, 2011**

After a presentation by Susan Piper, Special Assistant for the Mayor of Oakland – Communications, the business meeting was called to order at 8:15 P.M. by President, Cheryl Brodsky. Board Members present: Gordon Seligson, Dick Saalfeld and Robert Farwell.

Ms. Piper's presentation included the following points:

Mayor Quan's Newsletter – emailed

Mentor 2k is a program to mentor 2,000 of the most vulnerable students in Oakland

126 languages are spoken in Oakland

Most crime is committed by teenage boys to 25 year olds

City School Task Force – a safe place to go with some schools open on Friday and Saturday nights until 10 PM.

Oakland has a major budget problem due to lower property taxes and lack of retail shopping in Oakland. The deficit is \$6 to \$130 million. Everything has been cut and now more cuts will be needed.

City of Dreams

Organize blocks so that neighbors help neighbors

Volunteers for Oakland – building community

25% Solution – increase retail sales revenue by 25% by shopping Oakland

Discover Oakland – Uptown Art Open House on the 1st Friday of the month

Welcome Committee

Janet Saalfeld thanked everybody for coming to tonight's meeting. Volunteers that helped with the refreshments include Kathy Anderson, Julie Petrini, Lorraine Chan, Gordon Seligson, Mary Ellen Smee, and Dick and Janet Saalfeld.

Old Business:

The president called for additions/corrections to the minutes of the April 7, 2010 Annual Meeting. Hearing none a Motion to accept the minutes as presented was made and unanimously approved.

Treasurer's Report:

Gordon Seligson indicated that the 2010 end of year financials was distributed to all owners in February. Seventy-eight homeowners are current on dues. The Reserve Study was updated in 2011 and will be updated again in 3 years. The results are on the website.

It is required that the Association membership authorizes tax exempt status for the tax year. The following motion was made, seconded and passed unanimously:

WHEREAS, the Hiller Highlands Four Association is a California corporation duly organized and existing under the laws of the State of California;

And WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service:

NOW THEREFORE, the members hereby adopt the following resolution by and on behalf of the Hiller Highland Four Association:

RESOLVED, that any excess in membership income over membership expenses for the year ending December 31, 2011, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Streets & Lights

The street signs were replaced. The red curbs and blue railings will be painted this year.

Architectural Control Committee

George Innes thanked Keith Beckwith, Tom Kremen, Phil Thompson and Bob Kuzma for their work on the committee and the completion of all inspections in June 2010. The annual exterior unit inspections for compliance and deferred items for 2011 will be in June.

Draft rules from EBMUD will require inspection of sewer lines. For SFR's this will be triggered by a sale or a remodel of greater than \$100,000, or change in the size of a water meter. For shared associations like HH 4 the inspection must be completed and certified within 10 years.

In 1996 the Board authorized the installation of seismic gas shutoff valves. In 2010 the final 13 homes were offered the opportunity to install the valves. Eleven accepted and were completed.

Landscape

Barbara Schindler recently walked Phase 5 and felt that it is not maintained at the same level as our phase. Our phase landscaping has been well-maintained by the current vendor and it would be best if they were retained.

Parking

Dick Saalfeld thanked Cheryl for her service as president over the past two years.

Reminder that parking on our streets is limited to five hours.

Reminder that if you have three cars, two must be parked in the garage and the third in the driveway, not on the sidewalk, curb or on the street.

Reminder that parking in "guest parking" areas is limited to 72 hours and is for guests, not owners.

CORE

Pauly Langguth noted the importance of keeping emergency information current. This is kept in the emergency boxes and is needed for contact information and for special needs such as animals and a list of help items maintained.

There will be a California shakeout on October 20, 2011.

Neighborhood Watch – NW. Four block captains. If a problem, call the police and then let the block captain know or contact the block captain for non-emergency issues.

There will be a city-wide simulation of a natural disaster on April 30th from 9 to 12. We now have 4 radio sets, which will be used in the simulation.

New Business

Various security suggestions were discussed by the Board in 2010. Bob Kuzma looked at adding cameras at entrances. It is complicated because of the need to provide power and phone lines as well as a building to house the recorder. Alternatively, individual homeowners might consider installing cameras. The Board will continue to pursue alternatives.

A poll was taken regarding email versus hard copies of the bulletin. Given a cost of about \$5 per copy, or \$20 per year. A majority of the members present indicated email would be acceptable.

Election of Board Members

Two existing board members are up for re-election in 2011 for a two year term. Kathy Anderson is a candidate for a two year term.

The three board members were elected by a unanimous acclamation of the membership present.

Announcements

To comply with new State regulations regarding posted agendas to Board Meetings, our agendas and our minutes, will be posted on our website. www.hhiv.org.

The next annual meeting will be April 4, 2012

The meeting was adjourned about 9:15 p.m.

Respectfully submitted,
Robert Farwell, Secretary