

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, July 20, 2011, Highlands Country Club

The meeting was called to order at 7:05 P.M. by President Gordon Seligson. Board members present: Gordon Seligson, Cheryl Brodsky and Kathy Anderson. Also in attendance were Barbara Schindler, Janet Saalfeld, Pauly Langguth and Bob Kuzma.

A few moments were taken to remember George Innes, most recently the chair of HHIV's Architectural Control Committee. George, who was an original owner at HHIV and has been involved in every aspect of HHIV for the past 37 years, passed away a month ago. He was remembered as a warm and wise man who will be missed. Sandy Innes was present for the Board's tribute to George. A toast was also made to David White, another long time HHIV resident who also passed away recently.

There was confirmation of the electronic approval of the minutes of the May 18, 2011 meeting.

Member Presentations: None requested.

Correspondence: None received.

Treasurer's Report: There was nothing of significance to report except that one CD has been renewed at a very low interest rate. The treasurer's report was accepted as read.

Old Business:

- a. **Landscape Contract:** The contract with Cleary has been signed at a reduced price. Thus far there has been no reduction in crew size. Barbara would like to see an additional crew member put on at least once a week for the summer and will speak to Cleary about this.
- b. **Fall Social:** The fall social is scheduled for October 2, 2011 at the Highlands Country Club. It will be a paella feast. Venga Paella has been reserved as the caterer.
- c. **Security Cameras:** The straw poll taken at the annual meeting indicated support for the installation of security cameras. Daytime burglaries in the North Hills area have increased. Pauly Langguth spoke with one North Hills group who installed such cameras. Their experience is that the combination of cameras and signs that say that the area is under video surveillance has resulted in a decrease in burglaries. Pauly will get additional information from them as to what they have installed.

- d. Noise issues: Noise issues continue between two renters. The Board decided not to get involved. This is an issue for the renters and their landlords to work out. If the Board is again approached we will recommend using a community mediation service.

New Business:

- a. Echo Report: Cheryl Brodsky and Kathy Anderson attended the annual ECHO (Executive Council of Home Owners Associations) conference in June. Both found it valuable.

One of the key topics for discussion at the ECHO conference was the pros and cons of putting rental restrictions in the CC&R's. Renters tend to be more transient than owners, have a lesser stake in the neighborhood and violate rules in greater numbers than owners. On the other hand, rental restrictions limit the pool of buyers. The California legislature has passed a new law that will be effective January 1, 2012. After that date, any such rental restrictions added to the CC&R's won't apply to anyone who purchased prior to the CC&R's being amended although people who buy after any such amendment will be bound. This new law will not apply to CC&R's that are amended prior to Jan. 1, 2012.

The Davis-Stirling Act, the law that binds HOA's, is being rewritten again. The new bill is pretty close to the original. It won't get to the governor until 2012. It may not become effective until Jan 1, 2014 as there is likely to be a cleanup bill.

Cyber crime has been increasing and has even affected HOA's. The ACH (automatic clearing house for direct deposit and electronic payment) files from which automatic payments are made to HOAs, can be copied by cyber thieves. The names and account names can be stolen and money can be taken from homeowner accounts. These cyber criminals can write malware that Norton and McAfee have never seen. The firewall that is there to protect you from them doesn't protect you from you. These sophisticated programs walk through your firewall pretending to be you. They have programs that they can be put on your computer that track every keystroke you make. They can search for what looks like passwords. They get on to your computer by phishing. There is no 100% sure way to stop cyber crime but the goal is to make yourself a smaller target.

- b. Tributes in memory of deceased homeowners: Janet Saalfeld asked for some guidance in determining the amount that will be spent in tributes to deceased homeowners. It was decided that \$100 will be the guideline and that the deceased homeowner's family will be contacted about where the donation should be made.

Committee Reports:

- a. Top of Hiller: Bob Kuzma reported that the next bulletin will be e-mailed on Friday of this week to everyone for whom we have an e-mail address. Thus far we have no volunteers to edit the bulletin in the future and it will be suspended until we have a volunteer. Any "breaking news" will be e-mailed to residents when it occurs but there will be no formal bulletin.
- b. Architectural Control Committee: With the loss of George Innes, Bob Kuzma has taken over as ACC Chair. He reported that there have been no objections or comments on the proposed rule change pertaining to holiday lights so the Board has adopted the rule.

One homeowner is having Sungevity install a solar electric system. That company appears to have little experience in dealing with homeowner associations and the ACC has had to put in an enormous amount of time making sure that they understood and complied with our rules.

The walk around was supposed to have taken place in June but with the change in committee chair, this will now take place in August. The committee is looking to add a few new members.

- c. Landscaping: Kathy Anderson, Julie Petrini and Jean Martin did the most recent walk around with chair Barbara Schindler and the Cleary representative. The committee members were very involved and asked a lot of excellent questions.

Barbara reported that no one has returned any City of Oakland Fire Department inspection notices that require changes. Hopefully this means that no one received any.

Residents will be reminded that they shouldn't prune any trees or shrubs

themselves but should notify Barbara if they need to be done. Some DIYers have really chopped the landscaping to bits.

- d. Street and Lights: Gordon Seligson reported that one ballast was replaced on a street light. The streets are cracking and are showing their age. We should consider repaving the streets in a year. Gordon and Bob Kuzma will come up with specs for the repaving so that it can be put out to bid.
- e. Parking: Several residents are still doing more on street parking than they should. Letters will be written to them.
- f. CORE and Neighborhood Watch Committee: Pauly Langguth reported that the signs for neighborhood watch are up but they were not placed where we requested. They should be at the ends of the street. The Board authorized them to be moved to the appropriate places. There will be a fire hose demonstration on August 27 for all HHIV residents. Coffee and donuts will be provided. The committee will familiarize new residents and other residents who may not be familiar with them, with our emergency boxes. October 20 is the great shakeout—duck and cover drill.

A new law has gone into effect mandating carbon monoxide detectors in all single-family residences as of July 1, 2011. Our townhouses are considered single-family residences. There will be an article in the bulletin about this new law.

Other Items: We will ask the Association attorney to provide a letter that will notify all owners who rent their units that if they rent they must provide their renters with the CC&Rs and they must require that their renters sign a form agreeing to be bound by the CC&R's

Adjournment: The meeting was adjourned at 8:50 P.M

The next regularly scheduled Board meeting is Wednesday, September, 21, 2011

Respectfully submitted,

Cheryl Brodsky