

**Hiller Highlands Four Association  
Board of Directors Meeting  
Wednesday, September 21, 2011**

Meeting called to order 7PM at HCC by Gordon Seligson, President. All board members were present: Gordon Seligson, Cheryl Brodsky, Robert Farwell, Kathy Anderson and Mary Ellen Smee

Committees represented: ACC: Bob Kuzma and Phil Thompson, Streets and Lights: Gordon Seligson, Landscape: Barbara Schindler, Welcome and Social: Janet Saalfeld, CORE and Neighborhood Watch: Pauly Langguth.

Minutes of July 20, 2011 were approved as submitted.

No new correspondence.

Committee Report from Social Chair, Janet Saalfeld, was very positive with 56 persons, representing 44 homes signed up for the Fall Paella Party, Oct 2<sup>nd</sup> at HCC, 4:00 PM. There will be a CORE update for those the gathering. Also, she stated that there are new tenants (renters) at 25 CC.

Treasurers Report:

- ◆ We may have a \$15 to \$18K carryover of funds into next year as the result of not having the governing documents reviewed this year and not redesigning the web site; both actions are in the 2012 budget.
- ◆ The 2012 budget was presented, pending final approval at the November meeting. The recommendation is the at quarterly assessment remain at \$385.
- ◆ Engagement of Jocelyn Carr-Fingerle, CPA was approved for the 2011 review and tax returns, with Gordon doing a comparative check with other phases to see if her fee of \$2,300 is reasonable.

“Top of Hiller”, 3<sup>rd</sup> quarter news to be announced to home owners via an e-mail alert for all to check our web page for news and reports. Bob Kuzma will create a separate information page on the HHIV.ORG site.

**Committee Reports:**

ACC:

- ◆ The owner of 14 CH's request to replace front door with a clear glass multi-paned, “leaded” glass door was not approved. The ACC committee was divided on this, so it was brought to board for a decision. The request was not approved as it was felt that the design was not in keeping with all-over architectural plan of HHIV.

- ◆ Walk Around reports of 2010 still have 8 owners not in compliance. They will be given another notice with Nov. deadline, and information of a possible fine of up to \$5000 will be noted.
- ◆ The 2011 Walk Around has been completed and reports will be e-mailed by end of month.
- ◆ There was a discussion about reoccurring leaks around open patios and gutter flashings. Other owners may consider roofing over patios.

Landscape: Barbara Schindler. had a walk-around with Palmer of Cleary Bros. There may not have been enough notice to have committee members join them. Next week another walk-around is planned.

CORE: Pauly Langguth.

- ◆ The August 27<sup>th</sup> demonstration with fire hydrants and hoses was attended by 15 persons.
- ◆ There will be a two-way radio test and training in November.
- ◆ A printed plan of where equipment boxes and hydrants are located will be available at the October 2<sup>nd</sup> social.

Neighborhood Watch: Reported that new ploys are being used by possible burglars; e.g. posing as meter readers, etc.

Further discussion of security cameras and signs tabled until the Nov. 16 meeting.

Formation of a nominating committee will be put on the November agenda.

Future Board meetings will start at 6pm.

The next regularly scheduled board meeting is Wednesday November 16, 2011 starting at 6pm at the Highlands Country Club

Respectfully submitted, Mary Ellen Smee, Secretary