

Hiller Highlands Four Association

MINUTES of Board of Directors Meeting

Wednesday, May 16, 2012 7:00 pm Hiller Country Club

1. The meeting was called to order at 7:05 pm by Robert Farwell, president. Other board members present were Kathy Anderson, Julie Petrini, and Mary Ellen Smee. Committee chairs present: Bob Kuzma, Pauly Langguth, Barbara Schindler, and Gordon Seligson. John Eastman, #70 Schooner Hill was present.
2. The minutes of March 21, 2012 were approved.
3. Selection of officers for next year resulted in president, Robert Farwell, secretary, Mary Ellen Smee, treasurer, Walt Schindler, vice president, Julie Petrini, at large, Kathy Anderson.
4. Old Business: All agreed that the annual meeting was a success.
5. Correspondence: a) Regarding the complaints about noise through the party wall between #47 and #47 S H, the Board concurred that party walls are owned by owners, not the Association, and the noise problems are the responsibility of owners. If the parties cannot solve problem, the Board will ask owners to submit to an arbitrator for resolution.

b) Complaints about dust from mulch deposit: This year the amount of mulch was large, but it was sprinkled and covered, and care was taken to minimize the dust. Next year only a half load will be needed for plants have spread over more of the bare ground. Landscape chair will notify Board of approximate timing of unloading so windows and doors can be closed. John Eastman thanked the Board for the attention to this matter.

c) The Board received a copy of the letter sent to the owner of #6677 Charing Cross from Bob and Deborah Binder of #7 Dorothy Pl. concerning his dogs attacking and biting their 11 month old dog. They said they are not going to press charges, but the dogs are a threat and hazard and need to be on leash at all times when outside of home and garage. The secretary will write a letter to owners of #6677 Ch Cr informing them of our receipt of Binder's letter and advise them to always keep dogs on lease and under control when outside in front of home.

6. Committee Reports:  
Treasurer: Gordon S., reporting for Walt S., stated that we have currently \$23,000 in operating funds. The settlement of #45 SH paid us \$3,050, making us whole on all past due assessments after payment of Allied Trustee Service fees, which did offset the late fees/interest due.

The funds in our CD that matures on May 14, 2012 will be placed in our reserve account pending a decision on street resurfacing. As the current interest rate is so low there is little difference in interest income. The insurance for the General Liability and Umbrella Policy has been renewed with a 3% increase cost. Regarding past due assessments: #3 SH has paid 1<sup>st</sup> quarter dues with penalty fees and is now late for payment of 2<sup>nd</sup> quarter dues. Letter has been sent. Also, a

letter will be sent by registered mail and by regular mail to # 25 CC , regarding payment of past due assessments, and will contain a 10 day response period before we send the account to Allied Trustee Service for collection.

7. New Business:

- a) CC&Rs: Robert F. will ask Cheryl Brodsky if she would consider leading a review of our CC&Rs.
- b) Review of Landscape procedures was deferred to the next board meeting.
- c) Skateboarding is still a hazard on Hiller Dr. We are reminded to call and report all skateboarding, which is illegal on public streets in Oakland.

8. Committee Reports:

- a) CORE: Pauly L. reported that the city wide exercise on April 28<sup>th</sup> was attended by 37 residents; she had hoped for a larger turnout with all the reminders given out. The committee will distribute magnets printed with the Emergency Response Checklist and an information packet to all residents. Next year, the exercise will again be on the last weekend in April, using different owners' garages for stations.

In October, a CPR and First Aid station will be set up in our phase and will train us.

Neighborhood Watch: Committee will join the ACC walk around to check homes for safety and crime prevention, and note where there are locked gates which could limit access in an emergency.

- b) Welcome Committee: The written report from Janet S. of our Annual Meeting and Chili Cook Off was read by Kathy A. She reminded board that we need to appoint a Social Chairman for future events and that the committee of Janet S, Pauly L, Gordon S. and Sandy I. will advise and assist. They shared several ideas for future gatherings and Kathy A. was asked to seek out a new chairperson for this committee from a list of suggestions.
- c) ACC: Letters will go out to #61 S H and #18 S H regarding overdue repairs to exterior of homes cited by the ACC committee. This is the initiation of potential fines of up to \$5,000 that will be levied by the Board if repairs are not completed by the next board meeting in July. The annual walk around for 2012 will occur in June for this year.
- d) Landscape: Barbara S. reported that the mulch spreading is completed and some new plants have been placed. Robert F. reported that the Malm's have offered to pay \$3000 for us to remove all Redwood trees behind Captain Cove. After discussion, a motion was made that we remove all Redwood trees and replant appropriately at Malm's expense. The vote was 3 to 1 in favor. Robert F. will inform the Malm's and if they agree we will move forward.
- e) Streets and Lights: Decision regarding road repair was deferred to July board meeting.

9. Announcements: The ECHO Annual Seminar is to be held June 22-23 in Santa Clara. Some of the Board are considering attending.

10. The meeting was adjourned at 9:00 pm. The next regular meeting of the Board will be Wednesday, July 18, 2012, at 6:00 pm.