

Hiller Highlands Four Association

Board of Directors Meeting

Wednesday, September 19, 2012 6:00pm HCC

(REVISED) Minutes

1. The meeting was called to order at 6:00pm by President, Robert Farwell. Other Board members present were Walter Schindler, Treasurer, Mary Ellen Smees, Secretary, Kathy Anderson, at Large, and Committee chairs, Barbara Schindler, Landscape, and Bob Kuzma, ACC.
2. The Minutes for July 18, 2012 were approved.
3. Old Business:
 - a. CC&Rs update is delayed; Cheryl Brodsky to inform Board when timely.
 - b. Parking rules refinement deferred to next meeting.
4. Correspondence:
 - a. Regarding the Redwood tree removal and replacement, the Malm's response to us to pay approximately 50% of cost was not accepted. All agreed to send another letter to Malm's clearly stating our position backed by city ordinances to request they pay for full cost of removal and replanting.
5. Treasurer's report:
 - a. The Board approved the submitted current Financial Report from Walter. S.
 - b. The 2013 budget was submitted and a review of the Reserve Analysis was made.
 - c. The 2013 budget was approved with a commensurate increase of the unit quarterly assessment from \$350 to \$385 to allow additional funds for the reserve account in light of the low interest rate environment. The Reserve Analysis was also approved.
6. New Business:
 - a. The rewrite of the Landscape procedures rules were approved subject to Robert F.'s review. Then it will be available to all.
 - b. It was decided to continue Workman's Comp insurance.
 - c. Regards responsibility of Sewer Laterals: As required by law in Oakland, as of January 1, 2012, upon a home sale, the sewer laterals are to be tested ~~inspected~~ and repaired, if necessary. Needed repairs that are located in common area will be paid for by the association. The initial inspection and testing fee is to be paid for by the homeowner. To mitigate the burden to the association, it was decided to require the homeowner's transfer fee upon a sale to increase to \$ 1,800, paid to the association, in order to better recover the unreserved cost of sewer lateral repair. (This information has been since updated in the January 2013 Minutes).
 - d. d. Inquiries from mortgage companies regarding lender liability for delinquent HOA dues are to be answered in the affirmative with the suffix "as determined by California law".

7. Committee Reports:

- a. Streets and Lights: It was decided to have Black Diamond perform the streets repairs and slurry over all the streets. The hope is that this can be done this Fall before the rainy season.
- b. ACC: Bob Kuzma asked that we allow 6 months for owners to respond to cited repairs.
- c. Landscape: Barbara S. reported on replacement and replanting and cut back of some ground cover. The fire inspections were good with only one request for trim back.

No other committee reports were submitted.

- 8. A reminder of the Fall Social of October 7th at the Farwell's will be e-mailed to all people on the distribution list. Kathy A. offered to help Winnie Farwell with the event.
- 9. The meeting was adjourned at 8:30pm.

Next regular Board meeting is November 14, 2012, at 6pm at Hiller Country Club

Respectfully submitted,

Mary Ellen Smee, Secretary