

Hiller Highlands Four Association

Board of Directors Meeting

Wednesday, November 14, 2012 6:00pm HCC

Minutes

1. The meeting was called to order at 6:05 PM by President Robert Farwell. Other Board members present were Walter Schindler, Treasurer, and Julie Petrini, Vice President. Committees were represented by Barbara Schindler, Landscape, Pauly Langguth, CORE, and Bob Kuzma, ACC.
2. The Minutes for September 19, 2012 were approved subject to the addition of the vote on approval of the 2013 budget submitted, which was originally omitted in the meeting minutes .
3. Old Business:
 - a. The CC&Rs update discussion was tabled until the next meeting as Cheryl Brodsky was not able to attend.
 - b. The Redwood Tree removal discussion has not advanced as no response was sent due to questions regarding our interpretation of the ordinance. It was decided to consult an attorney expert on the tree ordinance prior to responding with any backup detail.
4. Correspondence:
 - a. Hiller Highlands Entry Gate; we received a letter from the HH Country Club dated October 17th indicating that the Club Board decided to re-finish and beautify the entry gates at a cost of \$4,950 and are requesting that we share the cost. The discussion centered around whether we should have had input into the decision first, whether painting the concrete is a good idea as it will require on-going painting from now on and finally what the other phases are doing. It was decided that Robert Farwell would consult with Robin Mickle, President of the Highlands Country Club and other phases before making a decision on how much, if anything should be offered.
 - b. Comcast Service Agreement; we received a request from Comcast to institute a formal service agreement authorizing the company, among other items, to maintain their infrastructure located in the common areas. Discussions centered on the complexity of the agreements and the other items included in the agreement in addition to the simple service agreement authorization. It was decided to submit the agreement to our attorney for additional advice. The concern to all board members present was the fear that the HOA was giving up other unintended rights. It was decided to submit the contract to our attorney for review and comment. The Board consensus was that we should reject the contract as currently written, although we are not averse to entering into only the service agreement aspect.
5. Treasurer's report:
 - a. The Board approved the submitted current Financial Report from Walter Schindler.
 - b. The Board met in executive session to address an HOA delinquency with one homeowner.

6. New Business:

- a. The landscape job description was discussed and whether it was available on the web site. It was decided that it could be included in Google docs

7. Committee Reports:

a. Streets and Lights: Subsequent to our last Board meeting where it was decided to proceed with the street repairs and slurry with Black Diamond, additional analysis was completed suggesting that the most cost effective solution would be to replace the asphalt now as it would reduce the on-going repair costs over the subsequent 30 year period. A new sole source quote for removing and replacing the existing pavement was received. At this point, it is too late to perform this work this year, as the rainy and cooler season has started. We will wait and get updated quotes to implement the replacement in the summer of 2013.

b. ACC: Bob Kuzma; it was questioned whether we need continue to go by the procedure established through our attorney on the Installation Maintenance and Indemnification Agreement regarding solar arrays on homeowners property. It was suggested that we could modify the Solar Rules to eliminate the Attorney's fee for the cost of recording these documents with the County.

c. Landscape: Barbara Schindler;

- The owners of 19 SH requested a proposal for trimming the curly willow tree behind their property as demanded by the fire department. Since this tree had been planted by the owners of 19 SH, they stated that they were willing to pay for this work. The Board discussed that this tree is inappropriate for the location – it is very fast growing and needs to be trimmed and reduced in volume every couple of years to comply with fire department regulations. It was decided to remove and replace the tree with a more appropriate variety from the approved plant palette. Since this tree had been planted by the home owners, they will be responsible for the cost of removal. Robert Farwell will write a letter to the homeowners regarding the Board's decision and then the tree will be removed.
- One Captains Cove: the owner of this property had installed an electric fence around her property. One of the neighbors reported having observed repeated sparking of the wires. It was felt that this constitutes a potential fire hazard, especially during the dry season. The Board decided to send a letter to the homeowner requesting removal of the fence.

d. Parking: Julie Petrini; the new homeowner at 34 SH was informed of the parking rules and given permission to park on the driveway outside the garage for 30 days pending completing their move-in and ability to access the garage. Street parking by guests of 35 SH was also informed of the parking rules.

e. CORE: Pauly Langguth; 25 people attended the CORE-hosted CPR and First Aid education program presented by the Oakland Fire Department. The last city-wide preparedness

exercise was completed assuming it occurred during a rainstorm. The next city-wide exercise will incorporate the idea that the disaster occurs at night.

The meeting was adjourned at 7:36 PM.

The next scheduled Board meeting is January 30, 2013, at 6:00 pm at Hiller Country Club. This is a change from the normal date of January 16, 2013 due to schedule conflicts of the President.

Respectfully submitted,

Robert Farwell, President