

HILLER HIGHLANDS FOUR ASSOCIATION
Board Meeting
Wednesday, September 19, 2014
Highlands Country Club

The meeting was called to order at 7:00 p.m. by President Robert Farwell. Board members present were Julie Petrini, Vice President; Walter Schindler, Treasurer; and Kathy Anderson, Secretary. Committee chairs present were Pauly Langguth, CORE and Neighborhood Watch; David Spellmeyer, Architecture; Barbara Schindler, Landscaping; and Bob Kuzma, Webmaster.

The minutes of the July 16, 2014 Board meeting were approved.

Old Business

The CC&R re-write committee has had an initial meeting to decide on an approach. The question before the Board was between complete rewrite vs. minimal modifications to incorporate changes in the law only. The Board's consensus was for a complete rewrite of both Bylaws and CC&Rs.

The next step will be to prepare a list of desired changes and additions to our existing documents; Robert Farwell will assign sections of the documents to each committee member for action. After all desired modifications are collected and agreed upon; Robert Farwell will send suggested changes to the attorney for revising the documents.

Bob Kuzma reported on attending the presentation in May by Neighborhoodguard.org regarding the installation of video surveillance systems intended to reduce local property crime. Neighborhoodguard.org is a nonprofit group founded by members of an adjacent homeowners association on Charing Cross Road. They are members of Oakland's Neighborhood Watch program, and their mission is to help other neighborhood associations analyze their video surveillance needs. They have determined the technical requirements and have pre-selected the appropriate cameras and other equipment to make it easier for other homeowner's associations to also utilize this technology.

This system uses high-quality, hidden security cameras which can record license plate numbers in all weather and light conditions. For our purposes, the cameras would be directed at the entrances at each end of Schooner Hill. The cameras would be set to automatically record whenever any movement is detected, and automatically upload the video stream to a secure server on the internet. If a crime were to occur within Hiller Four, we could then review the video from a secure Internet connection to identify any automobiles which came into Hiller Four during any given time period. If this video showed anything suspicious, we could then decide to share this video with police. Additionally, multiple fake cameras would be deployed throughout Hiller Four to confuse and distract any potential criminals.

The cost is \$2000 per camera, plus approximately \$1000 more for additional fake cameras and signage indicating that the area is under video surveillance. An initial one-time enrollment fee of \$1500 is paid to Neighborhood Guard. This fee provides us with technical assistance during the site analysis and camera setup process. Total cost to install the initial system is approximately \$6500. Additional yearly fees are approximately \$50 for Cloud storage and \$100 per year for membership. The estimated lifespan of this equipment is approximately five years, so this project could be expected to add approximately \$1300 per year to our operating costs (\$4 per unit per quarter).

Bob Kuzma will work with Hiller Four's Neighborhood Watch Committee to manage this project and develop guidelines for video stream access and usage. He will contact homeowners along the appropriate locations on Schooner Hill to determine if they are interested in hosting the broadband internet connection required for uploading the acquired video streams. More information about this project can be found at www.neighborhoodguard.org.

A motion to purchase the cameras and join the nonprofit group was made, seconded and adopted.

The Fall Social will be hosted by Robert and Winnie Farwell on September 28, 2014, from 11:30 a.m. to 2:00 p.m. A notice has been sent to all residents.

Correspondence

Julie Petrini brought to the Board's attention a noise disturbance complaint against the residents at 43 Schooner Hill. President Farwell will write a letter to the owners.

Treasurer's Report

Walter Schindler reported that the draft budget for 2015 will be very similar to the budget for 2014, and the quarterly assessments will be unchanged at \$ 450. He will include the cost of the Video Surveillance equipment in the budget for 2015. Walter also informed the Board that based on the Board decision in the last meeting, HHIV has invested the Association's reserve funds in 3 CDs (2 Bank CDs at \$60,000 each, and 1 Brokered CD at \$100,000). He also distributed the draft 2014 Reserve Study, pointing out that the Davis-Stirling Act now specifies a new calculation method for determining the adequacy of reserves. The reserve study and the estimated budget will go to all homeowners at the end of the year.

Architecture

David Spellmeyer sent notices to all 80 homeowners. In the past week approximately 12 homeowners have already contacted the ACC about completing repairs to their property. Progress updates will be made at future BOD meetings.

CORE and Neighborhood Watch

Pauly Langguth reported on the successful September 6th CPR Class at the Fire Station and reminded the Board of the upcoming November 8th CPR Class. She also stated that the next CORE Team meeting is on October 1st. On November 15 there will be a 2-way radio drill. The next Great California Shake Out will be on October 16 at 10:16 a.m. Pauly also informed us that Darren Allison is the new police captain for our area. Finally, Pauly informed the Board that John and Mary Ellen Smee are doing much better after their auto accident in May.

Parking

Julie Petrini reported two minor parking problems. There was a discussion about the ability of fire trucks to get through our streets with contractors and visitors parking on both sides of the street at the same time.

Landscape

Barbara Schindler suggested that the ACC should tell homeowners to inform contractors that the contractors are responsible for damage to landscaping during painting and repairs. She indicated that there has been significant damage to the surrounding areas of some residences. David Spellmeyer stated

that he will inform home owners who are about to have external repair or painting work done, of the need for budgeting for landscape repairs. Because of the current water shortage, she is going to defer installation of new plants until the end of the year. Barbara also did a walk through to make sure that all lighted house number signs are visible from the street.

Streets and Lights

Nothing to report at this time.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Kathy Anderson

Secretary