

**Hiller Highlands Four Association
Annual Meeting
Wednesday, April 1, 2015
Highlands Country Club**

The meeting was called to order at 7:30 p.m. by President Robert Farwell. Board members present were Julie Petrini, Vice President. Committee chairs present were Gordon Seligson, Streets and Lights; David Spellmeyer, Architecture; Janet Saalfeld, Welcome Committee; and Pauly Langguth, CORE and Neighborhood Watch.

Old Business

The minutes of the April 2, 2014 Annual Meeting were accepted and approved.

Treasurer's Report

Walter Schindler was ill and unable to attend. Robert Farwell reminded members that the 2015 Budget and the CPA Financial Report for 2014 were distributed earlier to all owners. The Budget for 2015 includes contributions to the reserve fund as well as the estimated cost of rewriting CC&Rs, which were postponed from the 2014 budget.

A motion was offered to adopt the following resolution by and on behalf of HH Four. The motion was approved, seconded with membership approval by acclamation.

RESOLVED, that any excess in membership income over membership expenses for the year ending December 31, 2015, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Landscape

Barbara Schindler was ill and unable to attend. Water issues and water rationing were discussed; it was requested that everybody be cognizant of irrigation leaks and report any issues ASAP to Barbara or a member of the Board. Although we do have an irrigation controller that adjusts for climate conditions, it does not monitor excess flow that can occur due to a broken pipe, which can result in major water loss.

Architectural Control

David Spellmeyer reported on the status and responsibility of the ACC and noted that it is important that everyone understand that any work on unit exteriors, including light fixtures, painting, Solar requires ACC approval. He reminded the members that every August the committee does a walk-around to inspect all properties with the inspection results and noted issues provided to each unit owner.

Streets and Lights

Due to some minor issues with the new paving, the streets were re-sealed by the paving contractor in 2014 under warrantee, delaying additional seal coating by one year. Gordon Seligson reminded everybody to report any light malfunctions to the Streets and Lights Committee for repair. No other items to report.

Parking

Dick Saalfeld reminded members that the phase was designed with two garage parking spaces per unit; **the HHIV CC&Rs require that the first 2 cars be parked in the garage.** An additional vehicle can be parked across the garage entrance and off the street is far as possible.

Any additional vehicles must be parked on a public street or outside the Phase. Only visitors should park in the visitors parking area unless extenuating circumstances and this is limited to 72 hours. If visitor parking is full, visitors may park along the curb line with a 5 hour limit; however, no overnight curb parking is allowed. Those that have temporary parking needs due to construction or other issues should notify the Parking Committee to arrange temporary visitor or curb parking, as appropriate.

CORE and Neighborhood Watch

Pauly Langguth reminded all members of the importance of being prepared for a disaster, as due to more studies, it is even more likely to happen sooner than later.

CORE training and exercises were reviewed; notices of time and place will be provided going forward.

New information forms will be distributed soon and the new membership roster will be printed in late-June. Any new information should be updated before that time.

New Business

Robert Farwell thanked all Board and Committee Chairs and Bob Kuzma, Webmaster, for their service.

The re-write of bylaws and CC&Rs to comply with 2014 Davis Sterling Law continues. Once completed a secret ballot approval may be required and it is important that everybody review and vote.

Three members of the current Board of Directors are Departing. The new Board of Directors for 2015/2016 will be composed of two returning members: Walter Schindler and Steve Coiteux; and new members York Chan, Andrew Collier and Maxim Koslov. As there were no nominations from the floor, the new Board was approved by acclamation.

Announcements

To comply with State regulations regarding posted agendas to Board Meetings, our agendas are posted on our bulletin board at 30 Schooner and our website. Minutes are available on our website.

The existing website at <http://www.hhiv.org> will be migrated within the next six months to <http://www.hillerfour.org>. You will automatically be re-directed from the original site as the transition occurs.

The next annual meeting will be on April 6, 2016.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Robert Farwell
Acting Secretary