

**Hiller Highlands Four Association  
Board of Directors Meeting  
Wednesday, September 16, 2015  
Highlands Country Club**

The meeting was called to order at 7:00 p.m. by President York Chan. Board members present were Max Kozlov, Vice President; Andrew Collier, Secretary; and Steve Coiteux, Member at Large. Committee chairs present were David Spellmeyer, ACC; Pauly Langguth, CORE and Neighborhood Watch; Janet Saalfeld, Welcome; Barbara Schindler, Landscape; Dick Saalfeld and Hal Teasdale, Parking; Robert Kuzma, Webmaster. Also present was Melitta Rosen, ICC; and Sergey Piterman, 36SH.

The minutes of the July 15, 2015 meeting were accepted and approved.

Old Business

Secretary Collier reported the CC&R re-write is progressing. He provided the proposed changes to Article 1-5 for review.

Mr. Robert Kuzma reported that computer boxes for security cameras will be installed soon. Mr. Kuzma will work with Vice President Kozlov on installation logistics and report if professional installers are required.

President Chan reported on behalf of Gordon Seligson, Streets and Lights, that new parking restriction signage have been posted on both end of Schooner Hill. The new signs reflect current parking enforcement and towing requirements.

President Chan reported that based on conversations with fellow HOA presidents, HH3 and HH5 both have rental cap limit at 15% of total units. Other associations are also discussing limiting and/or prohibiting short term rentals such as Airbnb. Further investigation into these issues, including rental restrictions on existing homeowners, will be required.

Willow Tree Issue

Since the July 15, 2015 meeting, the Board has had numerous correspondences with Mr. McMillan (19SH), Mr. and Mrs. Tchirkine (19SH Buyers), Mr. Vanucchi (19SH Buyer), Ms. Melitta Rosen (ICC) and Ms. Gay Luster (City of Oakland, Tree Division) regarding the willow tree planted by Mr. McMillan on HOA common property. In late July, the Board was informed that the removal of the willow tree will require a city removal permit. As a result, the Board suspended the scheduled September 8, 2015 tree removal until a permit can be attained. During this time, the Tchirkines contacted the Board to indicate their desire to keep the tree and requested an immediate resolution from the Board. The Board voted against a special session as the tree is a liability concern to all homeowners and therefore the matter should be addressed at the September 16, 2015 meeting. Subsequently, the Board was notified the Tchirkines did not purchase 19SH.

President York Chan reported he spoke with Mr. Vanucchi, new 19SH buyer, regarding the willow tree. President Chan explained the Board's previous decisions and reasoning for the tree removal. Mr. Vanucchi indicated his own research on the tree shows it may become a hazard as it is nearing the end of its lifecycle. Mr. Vanucchi expressed his support for the tree removal and wished to be included in the planning of the replacement tree.

Ms. Melitta Rosen indicated that while she enjoys the privacy the tree has provided her, she will support the tree removal if the HOA plants another tree in its place. Ms. Rosen also noted that she is willing to contribute monetarily for a larger size tree.

The Board voted to proceed with tree removal permit application with the City of Oakland. The Board will also include Mr. Vanucchi and Ms. Rosen in the planning of the replacement tree.

#### Issues Related to 36 Schooner Hill

Mr. Dmitry Piterman, 36 SH, was notified by letter for the opportunity to request a hearing on multiple violations regarding animal control and trash container placements. While Mr. Dmitry Piterman did not attend the meeting, his son, Mr. Sergey Piterman, was present. Mr. Sergey Piterman noted his presence at the meeting was to voice his disagreement with the HOA's parking regulations. He was not aware nor did he dispute the violations regarding animal control and trash container placement.

Since the July 21, 2015 notification to Mr. Dmitry Piterman, the Board observed additional infractions relating to trash container placement on non-collection days. The Board voted to fine Mr. Dmitry Piterman \$120.00, as previously notified, for three violations of HHIV CC&Rs, Section 3.1.11.

In regards to Mr. Sergey Piterman's parking objections, the Board reminded Mr. Sergey Piterman that the rules and regulations are clearly stipulated in the CC&R documents as provided to and acknowledged by the buyers of each HHIV home. Furthermore, the Board reiterated the need for restrictions on the association's private streets due to safety concerns, traffic congestion, and quality of life.

#### Issues Related to 11 Captains Cove

Mr. Dick Saalfeld reported that repeated parking violations were observed. A warning citation was placed on the vehicle, which belonged to residents at 11 Captains Cove.

Mrs. Barbara Schindler reported that landscaping between 11 Captains Cove and 15 Captains Cove were destroyed. The resident at 11 Captains Cove acknowledged removing the plants and indicated he was unaware of the landscaping rules.

Since the residents have been provided with the CC&R on multiple occasions, the Board will contact the owners of 11 Captains Cove regarding rules acknowledgement and tenant compliance.

#### Treasurer's Report

Walter Schindler distributed the most recent financial reports via email. The finances are in good shape and no issues were noted.

#### New Business

Secretary Collier reported that there are currently no CC&R restrictions on barbeques during elevated fire danger weather. Further research on ways to receive fire danger and air quality notifications and how to distribute such information to homeowners will be conducted.

The Board will explore whether to maintain signed CC&R rules acknowledgement forms from new homeowners and tenants for record purposes.

Welcome

No issues to report at this time.

Landscape

No other issues to report.

Streets and Lights

No issues to report at this time.

Architecture

No issues to report at this time. Notices regarding non-compliance will be sent out shortly.

Parking

No other issues to report

CORE and Neighborhood Watch

Pauly Langguth and Janet Saalfeld reported on the 7/25 CORE workshop, 8/15 Neighborhood Networking, 8/27 North Hill meeting, and 9/8 All Hiller meeting. Upcoming events include 9/19 Evacuation Planning and 10/15 CORE II workshop.

54 units have returned emergency information forms.

Fall Social

The Fall Social will be a brunch on 10/18/15.

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The meeting was adjourned at 9:30 p.m.

The next meeting of the Board is scheduled for November 18, 2015 at 7:00 p.m.

Respectfully submitted

Andrew Collier  
Secretary