

**Hiller Highlands Four Association
Board of Directors Meeting
Wednesday, September 21, 2016
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, Walter Schindler – Treasurer; Andrew Collier – Secretary. Committee chairs present were Barbara Schindler – Landscape, York Chan – ACC, Dick Saalfeld and Hal Teasdale – Parking, and Pauly Langguth – CORE.

The minutes of the July 20, 2016 meeting were accepted and approved.

Committee Reports

Welcome – Mr. Dick Saalfeld reported on behalf of Ms. Janet Saalfeld that welcome packages were left for new residents at 5 Clipper Hill and 8 Clipper Hill.

Landscape – Ms. Schindler reported that several enhancement projects were recently completed. In addition, there are more projects to be completed before the end of year. Separately, Ms. Schindler will follow up with HHIV regarding overgrown trees they have previously agreed to trim.

Streets and Lights – No current issues to report.

Architecture – President Chan reported that annual ACC inspections will be conducted in October.

Parking – Mr. Saalfeld and Mr. Teasdale reported that there were no significant parking violations. Mr. Teasdale recommends the Board to consider clarifying driveway parking rules.

President Chan reported that based on outside counsel review, current HHIV parking signage and citation procedures are adequate and complete.

CORE – Ms. Langguth reported that CORE member information and emergency procedures were provided to all residents in the latest HHIV handouts. On Saturday, 9/24 at 9:30am, CORE will perform a walkthrough and demonstration of emergency procedures at 3 Captains.

Ms. Langguth wanted to thank Gordon Seligson for hosting the Clipper Hill National Night Out event. Next year, the committee looks to expand the National Night Out event to all three private streets.

Old Business

PG&E Main Replacement Project – President Chan reported that PG&E has postponed the gas main replacement project until mid-first quarter 2017. PG&E will contact the Board to discuss start date and restoration details once the information is available.

CC&R Re-write Status – Secretary Collier reported that the CC&R re-write is progressing and the latest draft will be circulated among Board members for comments.

Neighborhood Guard / Video Surveillance – President Chan reported on behalf of Mr. Kuzma that he is working on software changes to the camera system to troubleshoot recording issues.

Redwood Tree Removal Proposal – President Chan reported that Mr. Malm has responded to the latest redwood tree removal proposal and will notify the Board once he gathers additional information.

Comcast Agreement Renewal – Treasurer Schindler reported that Comcast is unwilling to modify contract language regarding notice delivery in its new service agreement. The Board will contact outside counsel to discuss options before voting to accept the agreement.

Cleary Brothers Landscaping Contract Renewal – Treasurer Schindler reported the Cleary Brothers Landscaping Contract Renewal is complete.

McMillan Claim – President Chan reported he will work with Secretary Collier on furthering the McMillan claim.

New Business

AT&T Fiber Cable – Treasurer Schindler reported that AT&T is considering extending fiber cable service to Hiller Highland if there are interests from HHIV and neighboring associations. The Board will follow up with AT&T regarding project status.

36 SH Violations Hearing – The Board authorized fines to 36 SH relating to excessive animal noise, unattended animals in exterior areas, and parking violations. The 36 SH owners did not appear to dispute the claim as notified.

Treasurer's Report

Treasurer Schindler distributed the most recent financial reports. In reviewing the current reserve analysis to maintain 90% target funding, Treasurer Schindler recommended the Board to increase the 2017 quarterly HOA dues to \$550. The Board voted and approved the quarterly due increase recommendation.

Vice President Kozlov suggested to the Board to allocate a portion of the Association reserve funds to non-FDIC investment products. The Board did not vote on the proposal.

The meeting was adjourned at approximately 9:00 p.m.

The next meeting of the Board is scheduled for November 16, 2016 at 7:00 p.m.

Respectfully submitted

York Chan

President