

Hiller Highlands Four Association
Annual Meeting
Wednesday, April 6, 2016
Highlands Country Club

The meeting was called to order at 7:30 p.m. by President York Chan. Board members present were Andrew Collier, Secretary; Walter Schindler, Treasurer; Steve Coiteux, Director. Committee chairs present were Hal Teasedale, Parking; Gordon Seligson, Streets and Lights; and Pauly Langguth, CORE and Neighborhood Watch.

Old Business

The minutes of the April 1, 2015 Annual Meeting were accepted and approved.

Treasurer's Report

Walter Schindler reported the 2016 Budget and the CPA Financial Report for 2015 were distributed to all owners.

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, 2016, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Landscape

Barbara Schindler reported several restoration projects were underway with more to follow through the end of the year. With the current drought conditions and increased utility prices, the committee is actively monitoring the landscaping water usage. Residents are reminded to report landscaping irrigation issues to the committee.

Architectural Control

York Chan reported on behalf of David Spellmeyer that there were no current major issues with the annual ACC walkthrough inspections. The committee would like to thank homeowners for keeping up with the maintenance of their homes. Regarding solar installations, the Board will be making changes to the guidelines to coincide with current technology standards.

Streets and Lights

Gordon Seligson reminded everybody to report any light malfunctions to the Streets and Lights Committee for repair.

Parking

Hal Teasedale reported that there are no major parking issues on our private streets. Residents are reminded to reduce neighborhood traffic by 1) parking their first two cars in the garage, 2) limiting the amount of street protrusion when parking on driveways, and 3) observing the five-hour in a twenty-four hour street parking limit. Residents are encouraged to be respectful and courteous to their neighbors when parking on streets. For special arrangements, please contact the parking committee.

Welcome

York Chan welcomed on behalf of Janet Saalfeld our new residents in the neighborhood, Mr. and Mrs. Lenczowski, Ms. Hong, and Ms. Liang.

CORE and Neighborhood Watch

Pauly Langguth reminded all members of the importance of being prepared for a disaster. 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

York Chan thanked all Board and Committee Chairs and Bob Kuzma, Webmaster, for their service.

Andrew Collier reported 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.

Walter Schindler and Steve Coiteux have agreed to serve another term on the Board of Directors. The new Board of Directors for 2016/2017 will be composed of five returning members: Walter Schindler, Steve Coiteux; York Chan, Andrew Collier and Maxim Koslov. As there were no nominations from the floor, the new Board was approved by acclamation.

Issues from the Floor

Several residents inquired about increasing the number of exterior paint options. Those inquiries will be followed up by the ACC for further discussion and consideration.

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, www.hhiv.org.

The next annual meeting will be on April 5, 2017.

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

Respectfully submitted,

York Chan
President