

Hiller Highlands Four Association

Annual Meeting of the General Membership

Highlands Country Club Fireside Room, Wednesday April 4, 2018

The meeting was called to order at 7:30 p.m. by Vice President Max Kozlov. Board members present were Max Kozlov (Vice President), Walter Schindler (Treasurer), Steve Coiteux (Director). Committee chairs present were Max Kozlov (ACC), Barbara Schindler (Landscaping), Gordon Seligson (Streets and Lights), Dick Saalfeld and Hal Teasdale (Parking), Janet Saalfeld (Welcome), and Pauly Langguth (CORE and Neighborhood Watch).

Janet Saalfeld welcomed new residents of Hiller Highlands Four Association who purchased their homes since the last annual meeting in April 2017.

Max Kozlov informed the members that 3 members of the board had decided to resign their seats on the board: York Chen (President), Andrew Collier (Secretary), and Steve Coiteux (Director).

Old Business

The minutes of the April 5, 2017 Annual Meeting were accepted and approved.

Max Kozlov informed the members that the board continues the work on an ongoing revision of the Association's CC&R. The effort is led by Andrew Collier. Any concerns or questions can be sent to the Board for review via email or drop off at 30 Schooner Hill. Once the work is complete, the proposed changes to CC&R will be submitted for the vote of the Association's members.

Walter Schindler reported on the successful completion of PG&E Gas Line Replacement project. As a result, the Association had repaved its private roads thus extending further the useful life of the road's surface. The Association will plan to apply a slurry seal treatment later this /early next year.

Max Kozlov reported crime is still a top concern in the area. Residents are encouraged to stay vigilant regarding suspicious activities, including vehicles and solicitors. Residents are reminded to not confront suspicious personnel but instead contact the Oakland Police Department when needed. The Board has authorized the installation of camera systems to record any vehicles and pedestrians entering and leaving the association grounds. The systems were subsequently installed. The board also encourages residents to install private home surveillance systems if desired.

Treasurer's Report

Walter Schindler reported that the 2018 Budget and the CPA Financial Report for 2017 were distributed to all owners via email. The Association continues to increase its reserve funding level from the current 80% to 100% over the next five to ten years.

A motion to approve a continuation of tax exempt status for the 2018 tax year was offered as expressed in the following resolution by and on behalf of Hiller Highlands Four Association. Such motion was approved, seconded with a membership approval by acclamation.

RESOLVED, that any excess in membership income over membership expenses for the year ending December 31, 2018, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Landscape

Barbara Schindler reported that any damage to landscaping following PG&E project had been mostly restored. In part this was helped by the new landscaping contract. The committee continues to actively monitor the landscaping water usage and residents are reminded to report landscaping irrigation issues.

Architectural Control

Max Kozlov reported 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. The committee reminds homeowners to coordinate with the ACC for pending paint jobs, exterior repairs, or solar panel installs. Additional state disclosure requirements pertaining to ACC letters to homeowners will be fulfilled via postings on the Association's website.

Streets and Lights

Walter Schindler reported the successful finish of a street light transition project to new LED light bulbs. Additionally, the railings on the stairs next to 62 Schooner Hill were repainted.

Parking

Hal Teasdale reported that there are no major parking issues on our private streets. Residents are encouraged to 1) observe the five hour limit street parking in 24 hour period rule, 2) park first two cars in the garage, 3) park as fully on driveway apron when needed, and 4) reduce overall congestion on private streets. For special arrangements, please contact the parking committee. Hal encouraged members to provide input to the committee as it works on drafting potential changes to the parking rules.

CORE and Neighborhood Watch

Pauly Langguth thanked the CORE team for their support throughout the year and reminded all residents of the importance of being prepared for a disaster. Residents are encouraged to register with Nixle and North Hill Associations to receive automated local alerts. The next CORE City-wide exercise will be held on April 28 at 9:30am in the guest parking next to 49 Schooner Hill. The next member roster will be distributed out in late summer.

New Business

Election of 4 board members was held. Walther Schindler and Toulia Victor agreed to serve 2-year terms on the Board of Directors while Will Mies and Karen Cavanaugh agreed to fill in 1-year terms. As there were no nominations from the floor, the new Board was approved by acclamation. As a result, the new Board of Directors for 2018/2019 will be composed of five members: Max Kozlov, Walter Schindler, Toulia Victor, Will Mies, and Karen Cavanaugh.

Max Kozlov informed members of an upcoming proposal for the Board to form an Investment Committee tasked with developing an investment policy and making investment recommendations as to how best preserve and grow the Association's reserves. Members are encouraged to express their interest in the future work of the committee.

Issues from the Floor

There were no issues from the floor.

Announcements

To comply with State regulations regarding posted agendas to Board meetings, our agendas will be posted at our bulletin board at 30 Schooner Hill and on our website, <http://www.hhiv.org>.

The next Annual Meeting will be April 3, 2019.

The meeting was adjourned at 8:30pm.

Respectfully submitted,

Max Kozlov

Vice President