

**Hiller Highlands Four Association  
Board of Directors Meeting  
Wednesday, Sept. 19, 2018  
Highlands Country Club**

The meeting was called to order at 7 p.m. by President Toula Victor. Board members present were Max Kozlov and Secretary Will Mies. Committee chairs present were Max Kozlov—ACC; Hal Teasdale and Dick Saalfeld—Parking; Janet Saalfeld—Welcome; Pauly Langguth—CORE & Neighborhood Watch, and Bob Kuzma—Webmaster.

The minutes of the July 18, 2018 board meeting were accepted and approved.

**Committee Reports**

*Parking*—The Draft Parking Rules distributed to HH1V residents for review received comments from six homeowners. Dick Saalfeld said the comments mainly focused on (1) the CC&R requirement for parking the first 2 cars in the garage and (2) ability of guests to park on driveways without a time limit. Hal Teasdale also said that some residents felt the draft rules were overly complex and hard to understand.

Saalfeld and Teasdale suggested that one more attempt be made to redraft the rules to make them easier to understand. The new Draft Parking Rules would then be distributed again to residents, who would be invited in to discuss them.

Parking enforcement has stopped for a couple of months while the new rules are being discussed. However, the committee has noted increased driveway parking and frequent parking of the same cars in the guest parking area. Printing up signs for vehicles of caregivers and service providers, allowing them to park in restricted areas, was also discussed.

*Welcome*—Janet Saalfeld reported on several residents moving out of HH1V and new residents moving into the neighborhood who will receive welcome packages. She also said that a Fall Social brunch was being planned for Sunday Oct. 21 from 11-2 p.m. at the Highlands Country Club.

*CORE/Neighborhood Watch*—Pauly Langguth reported on several recent demonstrations on how to operate fire sprinklers for HH1V residents. The three sprinkler valves are located between 5&7 Captains Cove, 7&9 Schooner, and 25

Captains Cove & 1 Clipper Hill. Each valve controls several sprinklers that spray water on the hill behind these streets. Residents should activate the sprinkler when a fire approaches. The demonstrations found that some valves were frozen and some sprinklers were not rotating—problems which Cleary Bros Landscape has been asked to test and repair.

Residents are encouraged to enroll in CORE classes this fall to prepare for emergencies like earthquakes and fires. There have already been a number of “red flag” high fire danger days in the East Bay hills. PG&E plans to turn off power without warning for large service area on dry, windy days to reduce fire danger from electrical equipment. Power could be turn off for as long as two to five days and PG&E said this could happen once or twice a year.

ACC—Max Kozlov said that ACC is working with the store that supplies PPG paint on how to better pick colors which match those which have been required in the past. Matching colors has become a problem because of a change in the company’s paint formula.

### **Old Business**

*CC&R Revisions*—The need to complete revisions to the Association’s CC&R for a vote of HHIV residents was again discussed. The association’s attorney may be asked to help in the process.

One issue that needs to be addressed in the CC&R is the number of houses in HHIV which can be rental units. Another home was recently rented out, bringing the total number of rentals in HH1V to 12 homes—or 15% of the total number of residences. Mortgage companies prefer the ratio to be 20% or less, a critical threshold above which financing a home may become more difficult, one board member noted.

*Treasurer’s Report*—Mr. Schindler submitted the latest Financial Report for the association prior to the meeting.

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The meeting was adjourned at around 8:30 p.m.

The next meeting of the board is scheduled for 7 p.m. Nov. 28, at the Highlands Country Club.

Respectfully submitted,

Will Mies

Secretary