

**Hiller Highlands Four Association
Board of Directors meeting – 2/25/2004
6 Clipper Hill**

Directors present: Reader, Dickson, Allen, Kuzma, Seligson
Others present: Barbara Schindler

This special meeting of the Board was held to discuss landscape improvements and landscape funding issues for 2004 and beyond.

Schindler identified three "projects" for consideration:

1. the previously presented (and discussed at the January meeting) plan for the area above the Schooner Hill guest parking area; for which the estimate is \$26,875 (including boulders, etc.).
2. the Charing Cross hillside (the area below Schooner between the residences at 68 and 70). The estimated cost is \$24,270.
3. seven other smaller projects, totaling \$18,766.

After lengthy discussion, it was M/S/P that the seven smaller projects should proceed, as they will provide greater visibility than either of the first two projects. Schindler was authorized to get firm proposals and provide such to Reader for authorization. Funding of the work will be taken from reserves. Consideration of proceeding with the first two projects, either as presented or somewhat modified (to reduce costs, i.e. removing or decreasing number of boulders) will be passed to the 2004/2005 Board.

Discussion followed about the appropriate level of annual operating funding for landscape maintenance and improvement, based on the premise that landscape expenses should not be coming from reserves on a continuing basis. The 2004 budget provides \$38,000 for maintenance (which covers the current Cleary charge of \$3,132 per month plus \$400 for the crew's holiday bonus), \$18,000 for improvements and \$3,000 for irrigation system maintenance.

The amount available for landscape improvements has been based on availability of operating funds once other "required" expenses were provided for. Because of the over-reserved situation, reserves have been used for the past several years to cover landscape improvements, which really mean that the annual assessment for operating expenses has been too low.

Expenses for landscape improvements for the past years have been: 2000 - \$23,365, 2001 - \$63,272, 2002 - \$67,997 and 2003 - \$45,735. Note that 2001 and 2002 included the major projects along Hiller Drive, and which would not be expected to recur. Based on these figures, it appears that an appropriate level of funding for landscape improvements would be in the \$40 to \$45k range, which is about 2.5 times the current amount and would require an approximately \$28 per month in assessment per unit ($\$45k - \$18k = \$27k$, divided by 80 units and 12 months = \$28.12). The Board will further consider/discuss this situation at the March meeting and pass the issues with its recommendations to the 2004/2005 Board.

Respectfully submitted,
Gordon Seligson, Secretary

Approved by Board March 17, 2004