

**Hiller Highlands Four Association
Board of Directors Meeting Agenda – 9/8/2004 – 7pm
Hiller Clubhouse**

Directors Present: Bob Allen, Bob Kuzma, Alan Reader, Gordon Seligson, David Spellmeyer
Others Present: Barbara Schindler

Meeting called to order by Alan Reader at 7:00 PM.

Reviewed and Approved July Board Meeting minutes

Treasurer Report

- August financials reviewed and approved.
- Reserve study update:
 - A reserve study was completed by Applied Reserve Analysis, LLC for HHIV for the fiscal year beginning January 1, 2005. This analysis projects that HHIV's current reserves are funded to 200%. A summary of the report will be included with the Q4 bulletin to homeowners.
- The 2005 operating expenses were discussed. Current projections are for expenditures amounting to \$104,210.
- Homeowners dues were raised to \$350.00 per quarter starting January 1, 2005.

ACC committee

- The ACC proposed and the BOD approved a new color scheme. Paint chips for this scheme are available from the ACC.
- The next walk around for architectural compliance will be scheduled in the early spring of 2005.

Landscape committee

- Irrigation system problems
 - we continue to have isolated problems with the irrigation system. Timer has been repaired and entire system schedule re-programmed.
- Landscaping projects
 - a project will be required to stop erosion under the walkway at Hiller drive. A second project to resolve some erosion issues in front of 20 SH will be required. Estimate for the repairs will be presented to the BOD for approval.

Rules, Regulation, and Penalties

- Updated versions of the following were approved
 - Architectural
 - Landscape
 - Parking
 - Delinquent Assessment Collection Policy Statement
- Updated versions of the following are to be modified by Secretary and re-distributed for final approval no later than September 18.
 - Pets
 - Schedule of Monetary Fines
- Final versions of these new Rules, Regulations, and Penalties will be distributed to homeowners by US Mail with Q4 bulletin.

General Discussion

- Fall Social to be held on September 18th
- Q4 bulletin will include cover letter from President, new dues announcement, new rules, regulations, penalties, summary of Reserve Study, and recent monthly financials.

New business – no new business

Meeting adjourned at 8:15 PM