

**Hiller Highlands Four Association
Board of Directors Meeting Minutes FINAL
9/21/05 – 7:00 PM
Hiller Highlands Country Club**

Board Members present: Bob Kuzma, Pauly Langguth, Dick Saalfeld, Gordon Seligson, David Spellmeyer

Other attendees: Barbara Schindler

Action: Approved July 2005 minutes

New business

Bentley School update – Bob Kuzma discussed the recent meeting between Bentley School, neighborhood representatives, and Oakland planning officials.

Finance

- **Action:** Reviewed and approved August 2005 financials
- **Action:** contact attorney regarding status of 72 SH lien
- **Discussed:** Cleary Brothers have notified HHIV of an increase in the cost of maintenance, the first in several years. They proposed a 2-day per week contract, as opposed to the current 1.5 days.
 - **Agreed:** to compose and submit Request for Proposals to Cleary and at least two additional landscape maintenance companies – Bob Kuzma, Barbara Schindler, and Pauly Langguth to compose and submit.
- **Discussed:** homeowner's dues might be required to cover additional costs associated with landscaping. **Action:** hold BOD meeting in October to discuss impact of landscaping fees on homeowner's dues.
- **Approved:** transfer of funds from reserves to cover costs of retaining walls in recently completed landscaping and repair project between 5 and 7 Captains Cove.

Architectural Control Committee

- **Update** – all homeowners not in compliance with 2003 and prior years have agreed to or have completed repairs, though 2 had not initiated repairs before the meeting. Bob Kuzma to send reminder letters to those remaining 2 homeowners.

Landscape

- All approved jobs have been completed
- **Remark:** Complaints about renters at 47 SH shoving recycle bins into shrubbery, causing damage. **Action:** Send owner notice that he will be held responsible for additional damage, repair costs, and fines
- **Approved:** proposal from Cleary to perform minor repairs and plant replacements; total of \$605
- **Action:** Barbara to have Cleary provide time schedule and meter readings for all irrigation stations.

Streets/Lights

- Gordon Seligson has replaced sign at Clipper Hill and Schooner Hill.
- Concrete at 61 Schooner Hill has been repaired by EBMUD.