

**Hiller Highlands Four Association  
Board of Directors Meeting Agenda – 1/25/06 – 7pm  
FINAL Minutes  
Hiller Clubhouse**

Board Members present: Bob Kuzma, Gordon Seligson, Pauly Langguth, David Spellmeyer  
Others present: Barbara Schindler

**Action: Reviewed and Approved November minutes**

**New Business**

- Annual Meeting – April 5<sup>th</sup>
  - candidates for BOD election
    - David will stand for election
    - Bob will craft a letter to solicit volunteers for other board positions to attend the March meeting
  - suggestions (and volunteers) for the annual meeting "social hour"
    - Pauly Langguth will organize
    - Social at 6 PM, meeting at 7:30 PM
    - Discussion point for the annual meeting – one homeowner has inquired about potential installation of solar panels. This is an issue that will likely come to the board and then to the members. Bob Kuzma will contact the owner who inquired to determine if they are willing to present to the owners annual meeting.
- Water drainage problem for 3 SH
  - **Action:** will ask Bob Allen review letter from owners to provide guidance on an appropriate response
- Discussion of upgrade to our welcome packets in 2006, including to renters.
  - **Action:** David Spellmeyer to develop new welcome packets in Q1.
- Items for Q1 bulletin - Feb 10th for stuff to David Spellmeyer; Circulate on Feb 15th.
  - Must include proxy for Homeowners Annual Meeting
  - President's letter, Echo, disaster preparedness for seniors, audit and financials, proxy on bright color separate sheet

**Treasurer**

- Year end financials - **reviewed and approved**
- Transferred \$9,193.39 to reserves
- 67 SH was delinquent on Q4 dues as of 12/31/05
- 2005 Tax items sent to the CPA

**ACC committee**

- 6675 Charring Cross painting
  - **Action:** Have Bob Allen review our proposal: Fine \$1,000 immediately, and on each month thereafter until we reach the \$5,000 max
- 2006 Inspections will take place in March

**Old business for standing committees:**

- **Landscape committee**
  - 61 SH owner has requested changes in landscaping, including removal of a prickly shrub out front. **Action:** Board agreed to replace plant at our cost.
- **Streets & Lights committee**
  - Replacing some sensors on the streetlights for \$8 per light

**Adjourned at 8:30 PM**

**Submitted by David Spellmeyer – March 12, 2006**