

Hiller Highlands Four Association
Minutes of the Annual Meeting of the General Membership
Highlands Clubhouse, April 2, 2008

The meeting was called to order at 7:30 p.m. by Vice President, Tom Kremen. Board Members present: Tom Kremen, Dick Saalfeld, Bob Kuzma, Cheryl Brodsky, Pauly Langguth. Tom welcomed everyone and introduced the current Board of Directors and Committee Chairs. Thanks to everyone responsible for putting together this evening's meeting: Gordon Seligson, George and Sandy Innes, Suzanne and John Barr, Bob Kuzma, Pauly Langguth, Janet and Dick Saalfeld, and the Highlands Clubhouse Staff.

Tom called for additions/corrections to the minutes of the April 4, 2007, Annual Meeting. Hearing none a **Motion** to accept the minutes as presented was made and unanimously approved.

Janet Saalfeld, Welcoming Committee Chair, introduced our new neighbors, Michelle and Kenneth Ertman. She also presented (via Sue Piper) Gordon Piper with a small token of our sincere appreciation for all of the work he does in "The Gardens".

Sue Piper reported on the current status of the Bentley School issues. She gave a brief history of the enrollment, the mediation process, the upcoming EIR, the Fire Inspector's Report, and stressed that the major concern is for traffic safety in the event of a major disaster.

Bob Kuzma, Treasurer:

- Assessment Collection – two delinquent accounts. The Board has taken action for payment and contracted with Allied Trustee Services. Pre-lien letters were sent with no response.
- 2007 Year-end Report. Comparison of budget to actual. **Motion** to carry over \$8,000 remaining to landscape budget for 2008. Motion passed unanimously.
- QuickBooks Accounting Program. We are actively recruiting volunteers interested in learning our accounting system. (Treasurer's Assistant ?)
- Reported on Reserve Analysis. Information regarding annual inspection, methods/models for funding reserves, projections, effect on assessments, etc. The largest anticipated expense is the replacement costs for the asphalt.
- It was suggested that we survey all of our homeowners to ascertain their preference for a model of funding before the Board takes any action regarding this matter. Agenda item for the next Board meeting.
- Gordon Seligson reminded members present that many insurance companies offer loss assessment provisions for very reasonable costs.
- **Motion** to file as a membership organization to retain tax advantaged status. (see attached) Passed unanimously.

George Innes, ACC:

- Thank you to committee members: Susan Tianen, Helen Marshall, Keith Beckwith, David Spellmeyer, and Bob Kuzma

- A “walk-around” was completed and most of the findings have been attended to.
- Solar energy. George is drafting guideline for HHIV. 452 Hiller Drive has a solar installation . George introduced **Walt Schindler** who reported on his findings. Walt provided a handout with a picture of the installation at 452 Hiller and information he had received with regard to projected costs for his own home. Additional copies of the handout are available from the HHIV Secretary or from Walt.

Barbara Schindler: Landscape

- Plantings are now 12 years old.
- Cleary Bros. installed and maintains our landscaping. Barbara feels that they are providing very good service for the costs.
- Mulch for our landscaping is an expensive item, approximately \$10,000 a year. Barbara explained that mulch is not only used to fill in bare spots but that it improves the landscape by breaking down and adding nutrients to the soil. She will have advance notice of the delivery of the mulch this year and will notify homeowners if they are to be affected by the delivery/installation.

Dick Saalfeld: Parking

- Respect for your neighbors plays a large part in complying with the parking regulations and safety is always a primary factor in establishing parking regulations.
- Reminder that parking on our streets is limited to five hours.
- Reminder that if you have three cars, two must be parked in the garage and the third in the driveway.
- Reminder that parking in “guest parking” areas is limited to 72 hours and is for guests, not owners.

Gordon Seligson: Streets and Lights

- Common area railings were repainted. Thanks to Suzanne Barr for her help.
- Estimates for street repair this year are about \$8,500.

Helen Marshall: CORE No report at this time. Please contact North Hills Phoenix Association for CORE training dates.

Election of the Board of Directors: Three positions for two-year terms are currently unfilled. Helen Marshall, Dick Saalfeld and Cheryl Brodsky are standing for election. Hearing no further nominations from the floor, Tom Kremen entertained a **Motion** to accept the slate as presented. Moved and passed unanimously.

New Business: To comply with new State regulations regarding posted agendas to Board Meetings, our agendas and our minutes, will be posted on our website. www.hhiv.org.

The meeting was adjourned at 9:15 p.m.
Respectfully submitted,
Pauly Langguth, Secretary

Motion to file as a membership organization to retain tax advantaged status

RE: Excess income applied to the following year's assessment.

WHEREAS, the Hiller Highlands Four Association is a California corporation duly organized and existing under the laws of the State of California;

And WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service:

NOW THEREFORE, the members hereby adopt the following resolution by and on behalf of the Hiller Highland Four Association:

RESOLVED, that any excess in membership income over membership expenses for the year ending December 31, 2008, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604