

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, July 16, 2008, Highlands Country Club

The meeting was called to order at 7:04 P.M. by President Pauly Langguth. Board members present: Pauly Langguth, Bob Kuzma, Cheryl Brodsky. Others in attendance: George Innes, Gordon Seligson, Suzanne Barr, Barbara Schindler, Aaron Brown and A.J. Brown.

Member Presentation:

- * Aaron & A.J. Brown asked for a variance of the color scheme to which their pod has been assigned. They wish to paint with a C2 color scheme. The Board agreed to this if the Brown's pod mate provides a letter to George Innes stating that they are willing to use a C1 scheme when they repaint.
- * The Browns also asked for a clarification of the rules regarding a basketball hoop that has been left outside for the past two weeks. This is not permitted and a letter will be sent to the homeowners to whom the basketball hoop belongs asking them to take it in at night.
- * The Browns also requested that the area to the right of their front door be re-landscaped. Barbara Schindler agreed to meet with them to discuss the planting options.
- * Lastly, the Browns were reminded to place both of their cars in the garage rather than leave one parked on the apron.

There was confirmation of the electronic approval of the minutes of the April 2 and May 21 meetings.

ECHO Seminar

- * Pauly, Bob and Cheryl attended the recent seminar given by the Executive Council of Homeowners Associations. A summary was given of some of the issues pertinent to HHIV.
- * We are not permitted to post the Board meeting agenda solely on the association web site. Agendas must either be mailed or hand delivered to each association member or posted in a common area. The Board discussed the pros and cons of posting a bulletin board near the 30 Schooner Hill mailbox vs. delivering an agenda to everyone. If the agenda were placed in the quarterly bulletin, that would take care of four of the six Board meetings and it would only need to be specially delivered or mailed twice a year. Costs for the alternatives will be studied and reported on at the next Board meeting. .

- * The Board had previously discussed the advisability of maintaining Workers Compensation insurance in light of the fact that the Board has no employees. It was learned at the conference that Workers Compensation insurance is advisable in case a contractor hired by the Board defaults on Workers Compensation insurance payments and an employee of the contractor is injured while working at HHIV.
- * It was also learned that some condominiums have provisions in their CC&Rs that limit the number of units that can be rented out, in order to preserve an ambiance that is more prevalent in owner occupied developments. HHIV is about 10% rented at the present, which appears to be about right. If we were to amend the CC&Rs for other reasons we should consider a change that would limit the number of units that can be rented out.

Third Quarter Bulletin:

- * The next board meeting is September 17. We should get the third quarter bulletin out by September 11 or 12 so that we can include the Board agenda in the Bulletin. Articles should be sent to Gordon Seligson.

Fall Social:

- * 72 people have signed up so far.

Treasurer: Bob Kuzma

- * One of the homeowners against whom foreclosure proceedings were initiated has sent a check for the full amount owed plus an additional sum. We have sent the check to Allied and they will handle it. The other homeowner has not responded so far, so foreclosure is still proceeding.
- * We are still looking for a “treasurer in training” to shadow our present treasurer and to consider running for Board treasurer next year.
- * We have paid \$32 for an insurance policy to protect against losses from terrorism. We will explore this further and determine how much benefit we would get from this coverage.
- * The treasurer requested that information concerning proposed budgets for next year be submitted to him. The landscape chair particularly needs to provide an estimate of costs for landscape maintenance and improvements.

Committees:

ACC: George Innes

- * The comment period for the solar policy has expired and no one has made any comments. We will put the policy on the September agenda for approval by the Board.

- * A walk around will be completed by the ACC by the end of August.
- * The committee is working with a homeowner who is adding a 3rd floor living space. The committee should check with the city as to whether handrails are required on the connection from the home to the common stairway. Cleary Brothers should do any work that is required.

Streets & Lights: Gordon Seligson

- * The street resealing is scheduled for August 5 and 6.
- * Some new street signs have been installed. Some of the poles have been cleaned.
- * The disaster warning sirens were not triggered during the recent fire. New sirens cost \$100,000 and it is unclear whether even new sirens would be heard if doors and windows were closed. We need to get people to knock on doors if we become aware of an impending neighborhood disaster. It is believed that it is the City of Oakland's responsibility to install new sirens. The sirens are tested each Wednesday.

Landscaping: Barbara Schindler

- * A lot of people were confused by the notice of the fire marshal's report. Three people were told that they weren't in compliance and those issues have all been taken care of. The violations had to do with trees obscuring the house numbers and the trees have been cut back.

Parking Violations:

- * A few homeowners have been parking illegally. These should be reported to Dick Saalfield for handling.

CORE:

- * There is a CORE training session on August 9. The details of this meeting were e-mailed to Helen Marshall for action. We need to check what is in our emergency box and determine exactly what kind of radio we need.

Welcome Committee:

- * New homeowners/renters have been contacted by the committee. We need to give new homeowners the association binder, bulletin, rules, etc.

Adjournment: The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Cheryl L. Brodsky, Secretary

These minutes were approved electronically, and confirmed at the September 17, 2008 Board meeting.