

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, September 17, 2008, Highlands Country Club

The meeting was called to order at 7:05 P.M. by President Pauly Langguth. Board members present: Pauly Langguth, Bob Kuzma, Helen Marshall, Dick Saalfeld and Cheryl Brodsky. Also in attendance were George Innes, Janet Saalfeld and Barbara Schindler.

There was confirmation of the electronic approval of the minutes of the July 16, 2008 meeting.

Correspondence

- * It had been reported that a Hiller Highlands Four member was verbally harassed by another member of the Association. The Board has no authority under the CC&R's to deal with this behavior but after discussion the Board unanimously agreed that it does not condone this behavior. Further, the Board urged all members of the Association to talk respectfully to other members to resolve difficulties. If issues between neighbors cannot be resolved, members are welcome to seek the assistance of the Board to mediate issues in dispute.

Old Business

Association Mailbox: Pauly Langguth

- * A new mailbox has been selected. A decision needs to be made whether a new post needs to be installed or whether the old post can be used. The new mailbox has an area where agendas and notices can be posted.

Update on Presentation by the Browns: Pauly Langguth

- * A letter was written to the Brown's neighbor regarding the basketball hoop and this situation has been resolved. The Brown's however, still have a vehicle illegally parked in their apron. Dick Saalfeld will remind them once more of the rule and will inform them that fines will be imposed if the vehicle is not moved.

Insurance Coverage/Policies: Bob Kuzma

- * Philadelphia Insurance Co. (a division of Cigna) charges \$300 for workers compensation coverage for up to 100 volunteers. It was moved, seconded and the Board voted unanimously to pursue this coverage.

Treasurer's Report: Bob Kuzma

Assessments:

- * The Board is still continuing foreclosure proceedings on one Association member. There is apparently a renter living in that unit now. Allied will check to see if the bank has started foreclosure proceedings on the unit.
- * There is another homeowner who has been late in paying quarterly assessments, as a matter of course.

2009 Budget:

- * We are in good shape financially even though legal fees have been 204% percent greater than budgeted. Funds that were overbudgeted can be used to cover this.
- * The recommendation is that assessments for next year be maintained at the same rate.
- * It was also recommended that \$3000 from the 2009 budget be moved into reserves. Normally, whatever is left over is put into reserves. However, in light of the street-repaving project that is coming up in a few years, this would insure that some money is put into reserves.
- * Although mulch cost us \$1000 more than we were anticipating, (\$11,000 rather than \$10,000) we may be able to take funds that we have budgeted in the past for landscaping improvements and transfer that to the mulch budget.
- * In the next two years we should consider doing a reserve study update.
- * Taxes went down this year because the Association overpaid taxes last year.
- * We have paid a lot less in irrigation repairs than we had anticipated. The damage done by rats and the deer has been the main problem.
- * Our water budget should be increased, in light of the increases in water rates.
- * The proposed budget for 2009 should be finalized in November.

Other:

- * A motion was made, seconded and passed unanimously by the Board to roll over \$7800 from the reserve budget to the operating budget to cover the cost of the recent street slurring.

Third and Fourth Quarter Bulletin

- * Although Gordon Seligson was unable to attend tonight's meeting, he was commended on the wonderful job he has done on the Bulletin.

Fall Social Evaluation:

- * A great time seems to have been had by all. We should break even with the \$500 that had been budgeted for this event.

Committees:

ACC: George Innes:

- * Solar Rules: During the second quarter of 2008, rules governing solar installations in HHIV were drafted, reviewed and edited by the Association's counsel, and ultimately distributed to the membership for a 30-day comment period. As this process has been completed and no further changes required, the ACC proposed that the Board adopt the rules and also approve an agreement document (prepared by counsel) which would be executed by a homeowner who requests to install a solar system. A motion was made and seconded and the Board unanimously passed the motion to adopt the solar rules and agreement proposed by the ACC.
- * It was also noted that one homeowner suggested that the rules include comments regarding possible merits of energy conservation as an alternative way of saving on energy costs. Since the Solar rules need to be on subject and straight forward (reflecting Civil Code requirements) this would not be an appropriate vehicle for thoughts on energy conservation. However the Board thought it appropriate that any interested homeowner could submit a brief article for the Bulletin on the subject of energy conservation. The Board asked George Innes to contact the homeowner who raised the question and invite him to submit an article.
- * The comments of the inspection committee have been distributed to the Association members. One home has had the same comments for three years. This year that member was notified that the Board will take action and levy a fine of up to \$5000 if the situation is not corrected.
- * 34 SH Issue: The request by homeowners at 34 Schooner Hill to make modifications to their structure includes a request to modify pathway areas on the Association's Common Area adjacent to their home as well as a request to utilize some parts of the Common Area for construction-related activities. As a part of the approval requirements they were asked to execute a hold harmless and indemnity agreement in the Association's favor, covering various considerations related to the request to modify and use the Common Area. Because the homeowners have refused to execute the hold harmless and indemnity agreement the approval process cannot go forward and the Board must therefore deny the request. The Board agreed the Secretary would send a letter to the home owners advising them of the denial of their request.
- * A home on Schooner Hill was broken into today. The owner wants to install security bars on the glass sidelight. A proposal showing exactly what they want to do must be made to the ACC.

Streets and Lights:

- * The August street resealing looks fine although the cracks are back and the divots are coming back.

Landscape committee: Barbara Schindler

- * When the Schindlers landscaped their rear yard they had the common area hillside behind their home landscaped also. When this was done the irrigation was connected to their water meter. Now, as water is an issue, they would like that irrigation taken off their meter. A new valve needs to be installed to separate the Schindler's water from Association water. A motion was made, seconded and passed by the Board unanimously to pay Cleary Bros. to do this.

Parking Violations: Dick Saalfeld

- * One family has been parking on the street at 20 Schooner Hill during much of the day. They are parking in their garage at night. They may or may not be parking more than 5 hours but they should be reminded of the need to cooperate in keeping the street clear.

CORE: Helen Marshall

- * There was an informative meeting for CORE representatives on Aug. 9, 2008. The group went to one of the boxes and they were shown how to attach hoses to fire hydrants. Everyone needs to know where the boxes are. There are 200 feet of hoses in the boxes that can be hooked up. It will take 2 people to hook them up and turn on the hydrant. We should schedule a training session to show people how to operate this. Barbara Schindler will have the gardeners clean the rat droppings out of the boxes and she will check on medical supplies.

Welcome Committee: Janet Saalfeld

- * Janet welcomed the new residents of 64 Schooner Hill to Hiller Highlands Four.

Adjournment: The meeting was adjourned at 8:58 P.M.

Respectfully Submitted,

Cheryl L. Brodsky, Secretary

