

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, January 21, 2009, Highlands Country Club

The meeting was called to order at 7:05 P.M. by Bob Kuzma who was acting for President Pauly Langguth. Board members present: Bob Kuzma, Dick Saalfeld and Cheryl Brodsky. Also in attendance were Gordon Seligson, Barbara Schindler, John Eastman, Marlene Eastman, Bob Farwell, George Innes, Janet Saalfeld, Aaron Brown and AJ Brown.

Member Presentations John Eastman

- John Eastman, who is a member of HHIV, requested that HHIV contribute \$1000 to the Fourth Bore Coalition, the community coalition that is trying to insure that Caltrans meets its commitments to the City of Oakland with regard to the construction of the 4th bore of the Caldecott Tunnel and to fight for environmental and safety improvements in the Highway 24 corridor. The funds requested are essentially to pay for legal fees with respects to these issues. Mr. Eastman presented information on the status of their efforts and he elaborated further on the issues that may have a direct impact on HHIV residents.

There was confirmation of the electronic approval of the minutes of the November 19, 2008 meeting.

Old Business

- Association Mailbox: The new mailbox has been installed.

New Business

- **New Board Appointment**
Bob Farwell has been appointed to fill the position on the Board vacated by Helen Marshall.
- Janet Saalfeld volunteered to serve as chair of the annual meeting of the Homeowners' Association which will be held on April 1, 2009.
- Gordon Seligson and Herb Holman have agreed to run for the open Board positions at the April meeting.

Treasurer's Report Bob Kuzma

- There is presently one member who is one quarter late in paying homeowner's dues.

- We presently have \$27,000 in excess funds. A motion was made, seconded and passed that \$13,000 of the excess funds be moved into reserves.
- HHIV has made a donation to Neighbors for Safety (the Bentley School issue) and informed the committee this would be our last donation.
- A motion was made, seconded and passed to make a \$1000 donation to the Fourth Bore Coalition.

First Quarter Bulletin

- All articles for insertion in the First Quarter Bulletin should be provided to Gordon Seligson by Jan. 31, 2009.

Committees:

Landscape: Barbara Schindler

- We had a leak in December that was reflected in that water bill. In light of the recent rain, the sprinkler system has now been turned off. Gordon requested a schedule as to which sprinkler system goes on at what time so that we can walk around and check for leaks. Barbara explained that the sprinkler system is on a 24- hour clock so there will be times that the system is on during the middle of the night and it would be impractical to check it. There are also environmental controls that turn water off when it isn't needed. This makes predicting when the system will be on in any particular section very difficult.

Parking: Dick Saalfeld

- Aaron and AJ Brown attended the Board meeting to discuss the warnings they have received concerning the illegal parking of their vehicle in front of their home. Aaron indicated that he has worked hard to organize his garage to make access available for two cars but he hasn't been successful. Further, their SUVs are so wide that it is difficult to get out of the car when both are parked in the garage. Their third SUV is parked on the public street. They would like to park one vehicle in the garage, one on their driveway apron and continue to park their third vehicle on the public street. The Browns were reminded that the rules and regulations of HHIV prohibit the parking of a vehicle on a driveway apron unless there are already two cars parked in the garage. The Board is charged with enforcing the established rules and the Board cannot pick and choose which rules it will enforce against which members. The Browns were told that their options include: reorganizing their garage so that two vehicles fit in; parking two vehicles on the public street; obtaining vehicles that fit in their garage; or, trying to change the established rule. Aaron indicated that he would opt for a rule change. He was told what the procedure was to attempt to change an HHIV rule and he indicated that he would formulate a proposal that would appear in the next quarterly bulletin.

ACC: George Innes

- 24 Schooner Hill has received comments from the ACC for 2 years regarding their badly sagging garage door, an incorrect mail slot and a planter box that needs repair and painting. Because of the owner's inaction in attending to these things the owner will be notified that a \$3000 fine will be imposed if the violations are not corrected within 90 days.
- A letter will be sent to the owner of 67 Schooner Hill reminding them again that their balcony needs repair as well as their garage door. Further, a part around their door-frame needs painting. The owner will be given 90 days to correct these problems.
- 1 Clipper Hill, a unit that is presently for sale, was painted the wrong color. A letter will be sent to the owner stating that paint corrections must be made within 3 years and that this must be disclosed to any buyer.
- 48 Schooner Hill has a wind chime hanging on a balcony in violation of the rules. They will be sent a reminder that the wind chime needs to be removed.
- Gill's Electric will provide us with an estimate of the cost to inspect smoke alarms. We understand that smoke alarms lose their sensitivity to smoke after 10 years. That is not a battery issue. George will put an article in the quarterly bulletin on this issue.

The next meeting of the Board is March 18, 2009.

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

Respectfully submitted,

Cheryl L. Brodsky, Secretary