

HILLER HIGHLANDS FOUR ASSOCIATION

Minutes of the Board of Directors, March 18, 2009, Highlands Country Club

The meeting was called to order at 7:00 P.M. by President Pauly Langguth. Board members present: Pauly Langguth, Bob Kuzma, Dick Saalfeld and Cheryl Brodsky. Also in attendance were George Innes, Barbara Schindler, Birgit Leighton, Gordon Seligson and Herb Holman.

There was confirmation of the electronic approval of the minutes of the January 21, 2009 meeting.

Correspondence

We got an e-mail concerning the development of the Felton property. Mr. Felton has scheduled a meeting at 7:00 PM on April 3 to discuss his plans. Hiller IV will send representatives to the meeting.

Old Business

None

New Business

Annual Meeting: At last count 42 people have said that they will be attending the annual meeting. The committee will do a presentation of the history of Hiller and people who were original owners will be recognized. There are 23 people who are original owners including Bob Monroe who is moving. The minutes from the last annual meeting and the agenda will be sent out to all homeowners out before the meeting.

Review of Annual Requirements: We must read the statement of excess funds for tax purposes. Bob Kuzma is prepared to do this.

Review of Voting Procedures: We will do a vote by acclamation unless a third person steps forward to run for election on the Board. Bob Kuzma has volunteered to be the elections inspector if we need to utilize the secret ballot procedure.

Review of CC&Rs: The issue of political signs must be reviewed by our attorney and the CC&Rs must be changed if our current rules are not in compliance with state law. A review of all CC&Rs by our attorney is planned

Treasurer's Report Bob Kuzma

Status of assessments: Only one homeowner is in arrears and the Association will collect the past due assessments via the escrow process since the homeowner is selling the unit.

2009 Budget: We are on track and in good shape financially. The annual financial review statement from our accountant will be made available at the annual meeting to those who want a copy.

Our taxes will be \$800 more this year than last year since we were prepaid for most of 2008.

Under current EBMUD drought rules, we must cut back our irrigation water usage by 10% below the average water usage of the past three years. Since we have consistently followed a low-water usage plan for more than 15 years our actual water usage is usually only 25% of the pre-drought usage suggested by EBMUD. Bob is applying to EBMUD for an allocation reassessment for each of our nine irrigation zones. Since we are enrolled in the EBMUD's Irrigation Reduction Information System (IRIS), we are hopeful that our allocation can be adjusted, and that our past efficient usage will not be used against us in the calculation of our fair allotment. Cleary Bros. is assisting in gathering the required information for this allocation adjustment.

Second Quarter Bulletin

Gordon will do the next bulletin. The deadline will be in mid April so we can get it out with the agenda for May Board meeting.

Committees:

Landscape: Barbara Schindler:

Barbara recommended the installation of cement bumpers (curbs) in the guest parking area to prevent damage to the landscaping. It will cost \$300 for the 3 bumpers. Cleary could do this work. A motion to install the bumpers was made, seconded and passed.

Barbara also proposed that we change some plants that are not doing well. This would cost about \$1241. A motion to authorize this replanting was made, seconded and passed.

Parking: Dick Saalfeld

Update of violations: A letter was sent to the Brown's on Feb. 23, 2009, giving them 30 days to move their SUV which is parked in their driveway. Thus far the SUV hasn't been moved. Starting on March 23 the vehicle will be ticketed. Ms. Cropper has been parking her car, believed to be her only vehicle, in her driveway with the car

extending into the street and a letter will be sent to about correcting this situation or being fined.

Update on PG&E truck on Hiller: The Leightons have been awakened many nights by the PG&E truck. They now park their own car on Hiller in front of their bedroom so that the PG&E truck can't be parked there. The truck used to be parked in front of the Holman's house and Herb Holman spoke to the PG&E employee's supervisor and the truck was moved. The Leightons will put a note on the truck asking if he would park further down on Hiller where there is just landscaping and no housing. If this doesn't work the supervisor can be contacted again.

ACC: George Innes

Update on ACC Corrections: The Board has sent a letter to 24 Schooner Hill concerning repairs and corrections that must be made. They were given 90 days to make corrections or a fine will be levied. Similarly the Browns have also failed to make necessary corrections and a letter will be sent to them also giving them 90 days to make the necessary corrections. Lastly, a letter to the Marshalls will be sent reminding them of the problem with their paint colors and that any buyer of their home should be put on notice that the paint color must be changed within three years.

Response to article on smoke detector inspection: Only one person has said they are interested in participating in an inspection. This issue will be raised again at the annual meeting.

Welcome Committee: Janet Saalfeld

Bob Monroe, one of the original owners in HHIV will be moving shortly. There will be a reception for him at the Eastmans. Only people who know Bob have received an invitation to the reception, which will be held on March 29. The new owners of 42 Schooner Hill, Lionel and Lorraine Chan will be moving in shortly.

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The next meeting of the Board is May 20, 2009

Adjournment: The meeting was adjourned at 8:20 P.M.

Respectfully submitted,

Cheryl L. Brodsky, Secretary