

**Hiller Highlands Four Association
Minutes of the Annual Meeting of the General Membership
Highlands Clubhouse, April 7, 2010**

After a presentation Jeff Weise with CalTran on the Caldecott 4th Bore, the meeting was called to order at 7:30 p.m. by President, Cheryl Brodsky. Board Members present: Herb Holman, Gordon Seligson, Dick Saalfeld and Robert Farwell.

New Business:

Cheryl Brodsky 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, Pauly Langguth, Janet and Dick Saalfeld , and the Highlands Clubhouse Staff.

The Davis Sterling Act requires written consent in order to authorize electronic delivery of Association information. Forms are provided and those desiring electronic delivery should fill out and turn in the forms.

Cheryl Brodsky noted that Hiller Highlands Four Association is self-managed and relies on volunteers to function. A note of gratitude was expressed to all of the volunteers that have served in the past year.

Old Business:

The president called for additions/corrections to the minutes of the April 1, 2009, Annual Meeting. Hearing none a Motion to accept the minutes as presented was made and unanimously approved.

Treasurer's Report:

In 2010 there was a \$29,000 carry over from 2009. \$24,000 was added to the reserves and the remainder was used to pay for 2009 deferred payment items.

The complete Treasurer's report was included in the meeting handouts. The operating account has a current balance of \$16,000 with \$349,000 in the reserve account.

Although it the Association is adequately funded in its reserve account, Gordon Seligson advised all homeowners to add a rider to their homeowner's insurance for loss assessment coverage of \$10,000 to \$20,000. The cost is minimal and in the event of a loss, it would help fund any required homeowner assessments.

Two owners are in arrears on HOA dues. Recovery is being pursued.

It is required that the Association membership authorizes tax exempt status for the tax year. The following motion was made, seconded and passed unanimously:

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, 2010, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Committee Reports

CORE

Pauly Langguth gave an overview of CORE and noted that there are property binders in each of the emergency boxes in the phase with important information in case of emergency.

CORE courses 1 & 2 will be held May 7th and 16th. CORE 3, which includes a demonstration of the use of the fire hoses will be made by the fire department and scheduled at a later date.

CORE also has a refresher course and a first aid course that could be offered with enough interest.

Welcome Committee

Janet Saalfeld thanked Bob Kuzma for the very legible name tags. We will be having a fall social and ideas and volunteers are needed.

Landscape

Barbara Schindler, the landscape chair, pointed out that all common area landscape maintenance requests should go through the committee. Homeowners should not go to the landscapers directly. The landscape employees are instructed to take direction only through their boss, who is in contact with Barbara Schindler.

The landscaping is now 12 years old and has come along very well in terms of color, texture and leaf structure.

Architectural Control Committee

George Innes thanked Keith Beckwith, Tom Kremen and Bob Kuzma for their work on the committee.

In the past year the restated architectural rules were completed and ratified, the rules for solar installation were completed and 4 owners have installed solar systems.

Coming up are the annual exterior unit inspections for compliance and deferred items.

Streets & Lights

Gordon Seligson, chair, noted that he is in the process of repainting curbs and stair railings. This work was delayed by the rain. Street slurry will occur again in 2011.

Parking

Dick Saalfeld pointed out that the Association homes were designed for two cars, not 3 vehicles. We live in a community with limited parking and all residents need to cooperate and follow the parking rules in order for the phase to remain safe.

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.

Bentley School Liaison

Sam James pointed out that Bentley School is going back to the City of Oakland to request changes to the conditional approval. It was also pointed out that they are not fulfilling the original agreement, specifically regarding the number of traffic monitors.

Review of Election Procedures and Election of Board Members

We have one opening on the board. Mary Ellen Smee has agreed to serve.

The President nominated Mary Ellen Smee to the Board. The nomination was approved by acclamation unanimously.

Announcements

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 next annual meeting will be April 6, 2011

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Robert Farwell, Secretary