

**Hiller Highlands Four Association
Board of Directors Meeting
Wednesday, July 15, 2015
Highlands Country Club**

The meeting was called to order at 7:00 p.m. by President York Chan. Board members present were Max Kozlov, Vice President; Walter Schindler, Treasurer; Andrew Collier, Secretary; and Steve Coiteux, Member at Large. Committee chairs present were Pauly Langguth, CORE and Neighborhood Watch; Janet Saalfeld, Welcome; Barbara Schindler, Landscape; Dick Saalfeld, Parking. Also present was Hal Teasdale, a new member of the Parking Committee.

The minutes of the May 20, 2015 meeting were accepted and approved.

Old Business

Secretary Collier reported the CC&R re-write is progressing.

President Chan reported on behalf of Bob Kuzma that computer boxes for security cameras will be installed soon. The plan is that the security camera program will be completed and optimized within the next month.

Pauly Langguth reported that she consulted two realtors regarding the effect of renters on home values. The realtors advised that buyers are not concerned, but lenders are. When the ratio of rented homes goes over 20%, lenders are less willing to make new loans in that neighborhood. The proportion of rented homes in HHIV is 12.5% at present. All present discussed whether the revised CCRs should include a provision setting a percent cap for rented units on the grounds that a high proportion of rentals affects the availability of loans, the sale price of homes, and the quality of life. HH2 may have a percentage limit. The Board will investigate how other Hiller Highlands phases address this issue in their CCRs.

Correspondence

In response to two letters from Mr. Mertz, a resident of 1867 Grandview (not a member of HHIV), the Board devised and approved a new parking sign. Mr. Schindler will have the signs prepared.

Years ago, Mr. McMillan, owner of 19 Schooner Hill, planted a tree in the common area between 19 SH and 1 Captains Cove. The tree was not approved by the HOA. Barbara Schindler reported that sizeable parts of the tree had been blown off during storms. The tree also grows quickly. In 2013, the Board notified Mr. McMillan that upon sale of 19 SH, the tree would have to be removed. In July 2015, Mr. McMillan asked President Chan to let him leave the tree undisturbed until after the house was sold. Upon motion and second, the Board voted to set 9/08/15 as a date certain when the tree would be removed, leaving only the stump. President Chan will notify Mr. McMillan.

Several Issues Related to 36 Schooner Hill

Mr. Piterman, 36 SH, was invited by letter to attend the Board meeting to discuss responsibility for the destruction of landscaping in front of his home, but he did not attend the meeting. Barbara Schindler reported that the tree in front of 36 SH is causing problems to the sidewalk and meter box there, and will have to be removed at the HOA's expense.

The garbage cans for 36 SH have been left out on the street on days other than Sunday and Monday. The Board decided to send the owner a notice about the garbage cans and to start citing the owner for violations of the CCR provision regarding when garbage cans may be left on the street.

Treasurer's Report

Walter Schindler distributed the most recent financial reports and explained that finances are in good shape.

New Business

Barbara Schindler reported that landscaping is damaged and debris is left behind when scaffolding is erected and removed, particularly for work on downslope units. The HOA has absorbed most of the cost of repairing and cleaning the landscape. The scaffolding at 36 and 38 SH did considerable damage to the landscaping. The owner of 36 SH paid approx.. \$1,000 to repair damage to the landscaping caused by scaffolding; the owner of 38 SH paid approx.. \$750, and the HOA paid approx. \$750. All present discussed the issue, and there was general support for imposing a \$1,000 security deposit to be lodged with the HOA before any work is done that might affect the common area; costs of repair and cleaning debris would be deducted from that deposit.

Welcome

No issues to report at this time.

Landscape

No other issues to report.

Streets and Lights

No issues to report at this time.

Architecture

No issues to report at this time.

Parking

Dick Saalfeld introduced new volunteer Hal Teasdale. Mr. Saalfeld reviewed the Parking Committee's general procedures to enforce the parking rules.

CORE and Neighborhood Watch

Pauly Langguth and Janet Saalfeld reported on the 6/27/15 CORE First aid medical exercise and the plans for the committee of medically trained residents. Pauly Langguth reported on auto burglaries in North Oakland.

52 units have returned emergency information forms.

Fall Social

The Fall Social will be a brunch on 10/18/15.

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

The next meeting of the Board is scheduled for September 16, 2015 at 7:00 p.m.

Respectfully submitted

Andrew Collier
Secretary