

**Hiller Highlands Four Association
Board of Directors Meeting
Wednesday, November 18, 2015
Highlands Country Club**

The meeting was called to order at 7:00 p.m. by President York Chan. Board members present were Walter Schindler, Treasurer 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; and Robert Kuzma, Webmaster.

The minutes of the September 16, 2015 meeting were accepted and approved.

Old Business

Secretary Collier reported via email the CC&R re-write is progressing. New updates will be sent out in December for Board review.

Mr. Robert Kuzma reported that surveillance hardware has been installed. He will seek volunteers to assist in programming and operating of equipment.

President Chan reported that since existing homeowners may be grandfathered in potential rental units cap limit, he will seek further guidance from legal counsel on appropriate ways to proceed.

Mrs. Barbara Schindler reported the willow tree behind 19SH and 1CC has been removed. She will contact Cleary Brothers regarding date of stump removal. President Chan will assist in coordinating discussions with the homeowners of 19SH and 1CC regarding replacement options.

Correspondence

The Board contacted Mr. Piterman, 36 SH, regarding excessive noise (10/26/2015) and parking (11/10/2015) violations. Since the violations were corrected, no further actions will be taken at this time.

The Board contacted Mr. Larry Lessler, representative to 11CC, regarding repeated parking violations. The Board notified Mr. Lessler that repeated violations will result in fines and/or vehicle towing. Mr. Lessler indicated he will relay the information to the tenants. No actions will be taken at this time.

New Business

Redwood Trees

Mr. and Mrs. Malms, owners of 6807 Buckingham, attended the meeting and asked the Board to revisit the 2012 proposal to remove redwood trees from HHIV property. The 2012 proposal included the removal of approximately 15 redwood trees and replanting in the area behind 15CC and 19 CC. The proposal requires the Malms to compensate the Association for all removal and replanting costs.

The Malms indicated they are agreeable to the proposal and would like additional detail on replacement plants. The Board will gather updated information and provide the Malms with a new proposal.

Solar Panel Inspection

A request was submitted by Mr. Hal Teasedale, 61SH, regarding clarifications on required five year solar panel inspections as stipulated in the current installation, maintenance, and indemnification agreement. The Board voted to remove the five year inspection clause from the current agreement. The reasons are as follow:

- 1) The five year inspection clause may no longer be applicable to the current solar technology,
- 2) The homeowners are responsible for the testing and operating of solar hardware, and
- 3) Issues relating to hardware securing and damage prevention can be addressed by the annual ACC review.

Parking Rule Changes

The Board discussed possible changes to the current parking rules. Specifically, the five hour parking limit within twenty-four hour period. The Board will explore alternatives and consider ways to improve congestion on private streets.

Treasurer's Report

Mr. Walter Schindler distributed the most recent financial reports and provided information on the following:

Cleary Brothers Landscape Maintenance Contract

Cleary Brothers has indicated they want to renegotiate our landscaping maintenance contract. Cleary has noted the current contract does not cover their costs. The current contractual fees have not been revised since 2011.

Annual Reserve Account Contribution Trajectory

Mr. Schindler indicated that funded level projections based on current reserve contribution, while acceptable under the David Stirling Act, may be inadequate. Based on projections, the funded level will drop from the current 90% and remain in the 40% to 60% range.

Based on the information provided, Mr. Schindler recommends the Board to 1) increase the 2016 quarterly HOA assessment to \$500 and 2) increase the future annual reserve assessment increases to 10% p.a.. Since only three of five Board members were present at the meeting, President Chan requested to postpone the votes until the information can be presented to the remaining Board members.

Welcome

No issues to report at this time.

Landscape

No other issues to report.

Streets and Lights

The Board discussed updating parking signage at the visitor parking spaces on Schooner Hill and restricting parking at the corner of Schooner Hill and Captains Cove. President Chan will work with Mr. Gordon Seligson to address these issues.

Architecture

No issues to report at this time.

Parking

No other issues to report

CORE and Neighborhood Watch

Mrs. Pauly Langguth noted that due to increased crime during the holiday season, residents should remain vigilant in preventing theft by keeping porch lights well-lit and specify delivery instructions to minimize unattended packages. Upcoming events include 11/19 North Hill Public Safety Meeting and CORE in early January 2016.

The meeting was adjourned at 9:00 p.m.

The next meeting of the Board is scheduled for January 13, 2016 at 7:00 p.m.

Respectfully submitted

York Chan
President